

Ex Libris

SEYMOUR DURST

t' Fort nieuw Amsterdam op de Manhatans



FORT NEW AMSTERDAM



(NEW YORK), 1651.

*When you leave, please leave this book
Because it has been said
"Ever'thing comes t' him who waits
Except a loaned book."*

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY

GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY



Digitized by the Internet Archive
in 2013

<http://archive.org/details/historyofmunicip00broo>

HISTORY

OF THE

Municipal Department Building,

AND

OTHER PUBLIC BUILDINGS,

IN THE

CITY OF BROOKLYN.

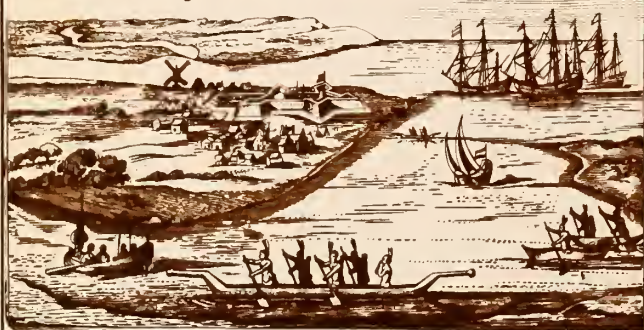
PUBLISHED BY THE COMMON COUNCIL.

1878.

Ex Libris

SEYMOUR DURST

t' Fort nieuw Amsterdam op de Manhatans



FORT NEW AMSTERDAM



(NEW YORK), 1651

When you leave, please leave this book
Because it has been said
"Ever'thing comes t' him who waits
Except a loaned book."

Fraun Mosdreff Esq

COMPLIMENTS OF

F. B. FISHER.

President Board of Aldermen.



MUNICIPAL DEPARTMENT BUILDING.
BROOKLYN.

HISTORY
OF THE
Municipal Department Building,
AND
OTHER PUBLIC BUILDINGS
IN THE
CITY OF BROOKLYN.

PUBLISHED BY THE COMMON COUNCIL.

1878.

1876—'77.

MAYOR, - - - - FREDERICK A. SCHROEDER.

1878.

MAYOR, - - - - - JAMES HOWELL.

*ALDERMEN IN CHARGE OF CONSTRUCTION OF
MUNICIPAL DEPARTMENT BUILDING.*

1876.—*From February 28th to June 12th.*

JOHN FRENCH,
FRANCIS B. FISHER,
WILLIAM H. MURTHA.

1876.—*From June 12th to December 31st.*

JOHN FRENCH,
FRANCIS B. FISHER,
WILLIAM H. MURTHA,
GEORGE W. WILLIAMS,
GEORGE JENNISON.

1877.—*From January 1st to April 9th.*

JOHN FRENCH,
FRANCIS B. FISHER,
WILLIAM H. MURTHA,
GEORGE W. WILLIAMS,
GEORGE JENNISON.

1877.—*From April 9th to December 31st.*

JOHN FRENCH,
FRANCIS B. FISHER,
GEORGE W. WILLIAMS,
GEORGE JENNISON,
JAMES DONOVAN.

1878.—*From January 1st to Completion of Work.*

JOHN FRENCH,
FRANCIS B. FISHER,
GEORGE W. WILLIAMS,
JOHN DREYER,
DANIEL O'REILLY.

To the Honorable the Common Council:

GENTLEMEN :

The Aldermen who have been entrusted with the construction of a new Municipal Department Building, in submitting the result of their labors in that behalf to the authority which conferred upon them that duty, deem it an obligation, as it assuredly is a pleasure, to place before you a complete history of the proceedings had in connection therewith, a detailed statement of the expenditures, and a full descriptive account of the structure. In connection therewith we furnish some interesting statistics, not before published, concerning the City Hall and other public buildings.

The new building is now completed, so far as it was originally intended it should be. We are gratified to be able to state that in spite of unforeseen delays its construction is accomplished within the time desirable to meet the requirements of the respective Departments, and within the amount originally appropriated.

We are confident that it is one the best public buildings in this country considering the amount of money expended, and that it is well adapted to the purposes for which it was erected.

In closing an active participation in its construction, we desire to express our warm appreciation of the uniform confidence reposed in us by your Board, and by the respective Mayors under whose jurisdiction we have officiated.

We respectfully ask your careful examination of the accompanying Report, prepared, under our direction, by one of our number—Alderman F. B. FISHER.

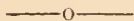
Respectfully submitted.

JOHN FRENCH (Chairman),
F. B. FISHER,
GEO. W. WILLIAMS,
JOHN DREYER,
DANIEL O'REILLY,

*Aldermen in charge of Construction of
Municipal Department Building.*

BROOKLYN, June, 1878.

HISTORY OF THE PUBLIC BUILDINGS.



In seeking for information to enable comparisons to be instituted between the work of which this document is designed to be a record, and the public buildings erected in former years in the city of Brooklyn, it was found that the official records contained but little information concerning the construction of the City Hall and other public structures. There were no printed Minutes at the period at which the City Hall was erected, and many of the meetings of the Common Council in relation thereto were held in secret session, the proceedings of which are not recorded. The press of those days, in marked contrast to the present, scarcely mentioned the fact of the erection of the building, or chronicled the incidents connected therewith, though there were many of an exciting and stirring character. It was therefore deemed advisable, while perpetuating the history of the new Municipal Department Building, to rescue from oblivion, while some of the participants were yet living, as many facts concerning the City Hall as were to be secured at so remote a period from its construction.

The valuable and detailed information herewith presented on that subject has only been accumulated after much research among musty books and documents, and many interviews with some of the men who were actively connected with public affairs fifty or more years ago. Among these may be named Hon.

HENRY C. MURPHY, Hon. SAMUEL S. POWELL, Hon. STEPHEN HAYNES, ALDEN J. SPOONER, Esq., J. D. LAWRENCE, Esq., Hon. FRANCIS B. STRYKER, and SILAS LUDLAM, Esq.

Much credit is due JOHN YATES, Esq., for valuable aid in compiling and arranging these facts and figures. So far as relates to the City Hall and its antecedents, J. M. MASTERTON, Esq., of Mount Vernon, N. Y., son of one of the contractors for the marble work of the City Hall, and himself the contractor for the marble work of the new Municipal Building, also furnished some interesting figures, taken from his father's books and papers.

This is believed to be the first record of any moment concerning this subject, and it is published with a hope that it may prove of interest to the present and future generations.

THE EARLY MUNICIPAL BUILDINGS.

About half a century ago the village of Brooklyn had for its local representative body a board of five Trustees, and its Municipal Building was a grocery store, on the east side of Fulton street, near the ferry house, owned by EVERT BARKELOO, and opposite the present offices of the *Brooklyn Daily Eagle*.

The Municipal history of Brooklyn commences with the incorporation of the village in 1816, when it had a population of 4,500. At that time the village comprised the area embraced by the East River, District Street, (nearly the same as the present Atlantic Street,) up to Red Hook Lane, and a line drawn from Red Hook Lane to the City Park, and thence along the west side of the Navy Yard to the river.

In 1825-6 the Apprentices' Library was erected and soon became the centre of all the public business of the village and county. The meetings of the trustees were immediately held in that building, and continued to be so until the incorporation of the city in 1834, when the Common Council held its sessions there until the completion of the City Hall. But the offices of the Mayor, Clerk of the Common Council, and Street Commissioner were, on the incorporation of the city, first kept in Hall's Exchange Building, a three story brick structure, erected by GEORGE HALL, on the southwest corner of Cranberry and Fulton streets, and destroyed in the great fire of 1848.

When the town and village of Brooklyn were united under one government in 1834, the population of the city was 23,310; and GEORGE HALL, who had been president of the Board of Trustees, was, on May 20th of that year, by the Board of Aldermen appointed the first Mayor.

More room for the city government offices was imperatively needed by 1836, and in that year the corporation purchased for \$11,000, from the Apprentices' Library Association, the Apprentices' Library Building. It was a neat two story and basement brick building, at the southwest corner of Henry and Cranberry streets, the corner stone of which had been laid on July 4, 1825, by General LAFAYETTE.

The city having thus become the owner of the Apprentices' Library Building (that institution being merged in the Brooklyn Institute, on Washington street), erected an additional building in the rear of the Library, and gave the whole the name of the City Buildings, to which the offices of the Mayor, Clerk of the Common Council, and Street Commissioner, were removed in 1836-37.

Besides the sessions of the Village Trustees, those of the Circuit Court, the Court of Common Pleas, and the Municipal Court of Brooklyn, were held in the Apprentices' Library. In the basement at the same time were the offices of the County Clerk and the Brooklyn Savings Bank. One of our eminent citizens, HENRY C. MURPHY, in 1834, opened an office in the building, and there began the practice of the law.

Between 1825 and 1836 the population of Brooklyn had increased from 8,800 to 25,000.

The removal into the City Buildings at the intersection of Henry and Cranberry streets was only a temporary expedient, as two years previously—in July, 1834—a public meeting had been held, over which Mayor HALL presided, and a resolution passed to purchase the triangular piece of land on which the City Hall is built. It contained an acre and a half, and cost \$52,909, as appears from the following transcript of the deeds and release of dower :

EDWARD REMSEN and wife,
To
 THE MAYOR, etc., OF THE CITY OF
 BROOKLYN.

*Deed dated May 1, 1835.
 Recorded in Liber 49,
 page 490, May 16,
 1835. Acknowledged
 May 16, 1835. Cons.
 \$20,955 00.*

SARAH REMSEN, GUARDIAN OF MA-
 TILDA F. REMSEN,
To
 THE MAYOR, etc., OF THE CITY OF
 BROOKLYN.

*Deed dated May 1, 1835.
 Recorded in Liber 49,
 page 496. Acknowledged
 May 16, 1835.
 Cons. \$20,362.80.*

HEZEKIAH B. PIERREPONT and wife,
To
 THE MAYOR, etc., OF THE CITY OF
 BROOKLYN.

*Deed dated May 19,
 1835. Recorded Liber
 50, page 23, May 20,
 1835. Acknowledged
 May 19, 1835. Cons.
 \$11,590.20.*

SARAH REMSEN,
To
 THE MAYOR, etc., OF THE CITY OF
 BROOKLYN.

*Release of Dower dated
 May 1, 1835. Re-
 corded Liber 49, page
 495, May 16, 1835.
 Acknowledged May 9,
 1835. Cons. \$1.00.*

THE CITY HALL.

The land having been secured, the corner stone of a City Hall was laid on April 28th, 1836, by the Mayor, JONATHAN TROTTER.

It is evident that at that early period of the city's history, as sanguine a spirit prevailed as in subsequent years, when costly parks and boulevards were made—as unbounded a faith in the growth and prosperity of this community: for the City Hall, constructed of marble, and planned on a magnificent scale from the designs of CALVIN POLLARD of New York City, was intended to cover nearly the whole of the land of which the city had obtained possession. Its dimensions were 269 feet on Fulton street, 250 feet on Court Street, and 222 feet on Joralemon street. Of a triangular form, it was to have had porticos on the three fronts, with columns each 36 feet 6 inches high, ornamented with a capital of the Grecian order, and resting on a pedestal base 17 feet in height. Surmounting the angles, it was designed to have domes, and, rising from the centre of the building, a tower 125 feet high. In its spacious rooms all of the public offices and courts would have been accommodated. Its cost was estimated at from \$750,000 to \$1,000,000.

The records of the city government throw but little light on the methods pursued in the construction of that building; and in matters of detail, particularly financial ones, they are singularly deficient.

It appears from the records of the City Clerk's Office, that on May 25, 1835, the Common Council Committee on Public Lands and Buildings was authorized to procure the plans, and on September 3d, 1835, the Board met in secret session to consider those which had been received. Unable to agree, another secret

meeting was held on the 7th of September, and from the five plans which had been procured, it selected that of POLLARD and JOHNSON as the best, and awarded premiums for those of GAMALIEL KING and, T. THOMAS & SON. Three weeks afterwards, the plans of CALVIN POLLARD were adopted, and on the 3d of November it was formally determined to build a City Hall, the Committee on Public Lands and Buildings being at the same time authorized to make contracts for purchasing the marble of which its walls were to be built. Early in the year following, 1836, contracts for marble delivered on the site were made with MASTERTON & SMITH amounting to \$271,600.

The corner stone was laid on April 28, and the walls, up to the first story, were built. Then came the commercial panic of 1837, and the city authorities, yielding to the pressure of public opinion, and alarmed at the prospective outlay, caused the work to be suspended. On January 22, 1838, the covering up of the walls at an expense of \$6.95 was reported by the Committee on Public Lands and Buildings. The expenses incurred up to that time, as appears by the records of the Finance Department, were as follows :

| | |
|------------------------|--------------|
| Cost of the site..... | \$52,909 00 |
| Cost of the walls..... | 131,585 00 |
| <hr/> | |
| Total..... | \$184,494 00 |

Preliminary to making another attempt to build a City Hall, a resolution was introduced in the Common Council which it is proper to notice. Alderman THORNE, in April, 1838, moved—as upwards of \$150,000 had been already spent on a building scarcely raised above the ground, and as it was inexpedient to build a City Hall upon such an expensive plan—“That all further work on the said building be discontinued, and that it be referred

to the Committee on Public Lands and Buildings to ascertain what price can be obtained for the materials on the ground, and upon what terms the contracts for the present City Hall can be annulled."

This resolution was laid on the table by a vote of eight to six, and the subsequent action of the Board in regard to its contents does not appear. The Minutes show that up to June, 1837, the value of the marble delivered by MASTERTON & SMITH, the contractors, was \$42,445, which sum was paid, with interest amounting to \$699.24.

During those years the increase of the city in all the elements of prosperity was little short of marvelous. Its population, which in 1840 was 36,233, had risen to 59,573 in 1845, and the municipal offices were still confined to the premises known as the City Buildings.

In August, 1844, the Common Council, "in view of the increase of the public business of the city, and the great insecurity and want of proper accommodation in the present City Buildings," directed the Committee on Lands and Places "to procure suitable plans and estimates for the erection of a City Hall, to be located on the public property at the junction of Court and Fulton streets, at a cost not exceeding \$75,000," and report them to the Board.

Accordingly, the committee procured the plans, and in due time submitted them to the Common Council; but in the selection of an architect the Aldermen found it extremely difficult to agree. Again, in several secret sessions, were the merits of the plans discussed. At last those of Mr. RANLETT were chosen. So strong, however, were the antagonisms which existed, that at a subsequent meeting, also held in secret, this action was reconsidered, and by a majority of one vote the plans of GAMALIEL KING were substituted. Although few of these facts appear in the

Minutes, the following does appear under date of Nov. 10, 1845; and in view of the full publicity given to all the proceedings of this body at the present time, it is worth preserving:

“*Resolved*, That the injunction of secrecy in relation to the matter of the City Hall be removed. Adopted.”

Two weeks afterward, on November 24th, 1845, a report is found from the special committee authorized to make the contracts for building the City Hall. In this report, the committee declare as follows:

“They have given the matter that careful attention which its great importance demands. They have taken into consideration the settlement of the claim of MESSRS. MASTERTON & SMITH, and have received from them an estimate for the marble and setting, which is five thousand dollars less than any other estimate received.

“The Committee have also received several estimates for the mason work and materials, the carpenter work and materials, and for the iron work, and, after careful consideration, have decided to give the contracts to the following persons, viz.:

| | |
|---|-------------|
| “Masterton & Smith, marble and setting..... | \$91,240 00 |
| “Thomas S. Denike, mason work..... | 18,900 00 |
| “Leonard Cooper, carpenter’s work..... | 17,975 00 |
| “Samuel Congdon, iron work..... | 9,570 00 |

“Total cost of the building.....\$137,685 00

“We give to Messrs. Masterton & Smith in addition to the sum above stated..... \$8,760 00

“Of this amount they pay to Kain & Morgan for marble delivered, which the city was bound to pay.. 2,169 00

“Making the sum which we pay Masterton & Smith, to relinquish the former contract, but..... \$6,591 00

“Your committee would farther report that they have made arrangements with G. KING, Esq., to superintend the erection of

the building ; for such services, and for the drawing of the plans, the sections, and the working plans he is to receive a compensation of \$2,000.

“ Your committee believe it to be necessary to have a competent mason to superintend that department of the work, and recommend the Board to authorize the committee to employ such a person, at a compensation not to exceed three dollars per day, for such days only as the masons are actually at work.”

It will be seen that the amount of the contract with MASTERTON & SMITH, and the city's acknowledged indebtedness to them, was a round \$100,000. The extra sum of \$8,760 was agreed upon as a compromise of the suit brought by MASTERTON & SMITH against the city for \$72,999 for damages by breach of contract, which had been carried into the higher courts. While the suit was pending MASTERTON & SMITH, on June 13, 1845, proposed to the Common Council to receive the sum of \$26,744.43 for profits on the work, not performed, of building the City Hall, and for materials received but not used : they also asked to be indemnified against the claims of FRANCIS KAIN and ABRAHAM MORGAN, of whom they had bought the marble. These facts are not entered in the Minutes, but it is evident they formed the basis of the final agreement, as set forth in the report. The city authorities also, on January 2, 1846, executed an indemnity bond in the sum of \$100,000, signed by THOMAS G. TALMAGE, Mayor, to hold MASTERTON & SMITH harmless against any action brought by KAIN & MORGAN against MASTERTON & SMITH for breach of contract.

The mason employed by the committee was STEPHEN HAYNES, under whose superintendence work on the walls of the first building was also done. On the 24th of November, 1845, the Common Council resolved to apply to the Legislature for authority to raise \$100,000 to meet the payments on account of the

contracts for the new building. At a meeting held on October 2, 1848, the Board made a similar application for authority to raise \$50,000.

In 1845, the demolition of the walls and the erection of the present City Hall was begun. It is a three story and basement building, 175 feet long, the rear running parallel with Joralemon street, and the sides on Fulton and Court streets having a width of 100 feet.

Towards the close of 1848, when the municipal offices began to be transferred from the Apprentices' Library Buildings to the City Hall, the population of the city had increased to upwards of 90,000, and the business of the city government departments had also very materially increased. The City Hall was finished in 1849, during the mayoralty of FRANCIS B. STRYKER, and when the city, with a population of 100,000, was divided into nine wards, comprising the whole of what is now known as the Western District.

EXPENDITURES ON THE CITY HALL.

The cost of the City Hall may be divided into the following items, which are all it is possible now to obtain :

| | |
|---|--------------|
| Land for the site. | \$52,909 00 |
| Walls of the first building. | 131,585 00 |
| Claim of Masterton & Smith, contractors. | 8,760 00 |
| Removal of old walls, erection of City Hall and iron } fence around the park, furnishing, heating, etc.. } | 521,746 00 |
| Total | \$715,000 00 |

The following transcript from the books of the Finance Department shows when the several loans were raised to meet the payments as they became due :

\$200,000—Authorized by an Act of the Legislature passed April 23, 1835. Session Laws, chap. 129, page 127. Paid in full July 1, 1855.

100,000—Authorized by amendment to Act April 23, 1835, passed April 12, 1837. Session Laws, chap. 263, sec. 20, page 281. Paid July 1, 1857.

200,000—Issued July 1, 1838. Paid in full July 1, 1858.

50,000—Authorized by an Act of the Legislature passed May 14, 1845. Session Laws, chap. 362, sec. 4, page 436. Paid \$10,000 in each of the years 1856, 1857, 1858, 1859, and 1860.

100,000—Authorized by an Act of the Legislature passed May 9, 1846. Session Laws, chap. 166. Paid \$10,000 in each of the years 1861, '62, '63, '64, '65, '66, '67, '68, '69, and '70.

50,000—Authorized by an Act of the Legislature passed March 10, 1849. Session Laws, chap. 85, page 124. Paid \$10,000 in each of the years '72, '73, '74, '75, and '76.

15,000—Authorized by an Act of the Legislature passed February 23, 1850. Session Laws, chap. 23, secs. 1 and 2. Paid January 1, 1875.

\$715,000

THE COURT HOUSE.

Upon the completion of the City Hall, such of the courts as had survived the constitution of 1846 were removed with the city offices to that building. In 1855, when the cities of Brooklyn and Williamsburg and the town of Bushwick were united under one municipal government, the population of the city, thus enlarged, exceeded 200,000. For several years previous the question of erecting a Court House, for the accommodation of the courts and county officers, had been agitated. As early as June, 1853, an Act was passed authorizing the borrowing of \$100,000 for such a building. It was not, however, until May 20, 1862, that the corner-stone of the Court House was laid. In March, 1865, the building was completed and furnished, and the Supreme Court, City Court, County Court and Court of Sessions, the Supervisors, and other county officers, were located therein. The cost of the site and building, complete, was as follows:

| | |
|--|--------------|
| John Schenck, for site..... | \$70,000 00 |
| William Hannigan, mason work..... | 94,610 00 |
| J. H. Magill, marble work..... | 73,853 00 |
| Architectural Iron Works..... | 114,622 27 |
| Alexander Edwards, granite work..... | 17,139 16 |
| Close & Miller, carpenter work..... | 30,274 24 |
| Gold & Co., heating and ventilating..... | 17,105 93 |
| John Butler, gas-piping..... | 1,890 00 |
| Bryan & Co., plumbing..... | 7,483 27 |
| Wolff, Supervisors' Room..... | 4,221 00 |
| Alexander Anderson, paving, etc..... | 14,051 40 |
| Furnishing, flagging, etc..... | 86,411 09 |
| Abram Allen, Jr., brick walls..... | \$2,795 00 |
| King & Teckritz, architects..... | 15,180 07 |
| Total..... | \$549,636 43 |

THE MUNICIPAL DEPARTMENTS.

The accommodations provided by the erection of the City Hall and Court House soon proved inadequate to the requirements of the municipal departments. The population of the city had increased to 482,493 in 1875, and for a long time previous several of the departments were flitting from place to place in search of more room in which to transact their part of the public business.

The headquarters of the POLICE DEPARTMENT, prior to 1866, were confined to the room now occupied by the First District Court, at the southwest corner of the City Hall basement. In 1866, they were removed to more commodious quarters in a brick building at the northwest corner of Washington and Johnson streets, and there remained until 1871, when they were established in a still larger building on the southwest corner of Livingston and Court streets. No other change took place until May of the present year, when the central office of this department was located in the Municipal Building.

The BUREAU of EXCISE was an independent department in 1872-3, with offices on the south corner of Myrtle avenue and Fulton street. By the amended charter of 1873 the department was made a bureau, subordinate to the Police Commissioners. The bureau went with them from the corner of Livingston and Court streets to the Municipal Building.

The HEALTH OFFICES of the city, soon after the erection of the Court House, were placed on the first floor, east side, of that building. They were then removed to a large frame house on Washington street, just north of old police headquarters; and

subsequently, in May, 1873, when the Health Department was organized, to more suitable premises at the northwest corner of Court and Livingston streets, and there remained to the end of April, 1878. The department is now in the Municipal Building.

THE CITY TREASURY.—Up to 1873 the city had no office for the accommodation of its treasurer. In that year, on the reorganization of the Brooklyn Trust Company, rooms for the City Treasurer were rented on the northwest corner of Court and Joralemon streets. In the transfer of departments that has just taken place, the office was removed to the City Hall.

DEPARTMENT OF AUDIT.—The Auditor's office was removed, in 1874, from the City Hall to a room adjoining the City Treasury Department on Court street. It has been again located in the City Hall.

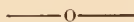
DEPARTMENT OF PARKS.—The Park Commission, as at present constituted, was appointed in April, 1860. Its first offices were in the Court House; then they were on Court street, opposite the City Hall; then at the recent Police Headquarters, corner of Court and Livingston streets, which it vacated in 1871 to occupy part of the three story brick building on the southwest corner of Schermerhorn and Court streets. There the department remained until the first of the present month. The offices are now in the City Hall.

DEPARTMENT OF ARREARS.—The amended charter of 1873 created a Department of Arrears from a bureau of the Department of Collection. In 1873-78 the Department occupied offices on

Court street, adjoining the Treasurer's and Auditor's departments. It has been removed, during the recent general change, to the Municipal Building.

BOARD OF ELECTIONS.—By a special Act of the Legislature, passed in 1873, the appointment of a Board of Elections was directed to be made. The offices of the Board since that year have been in Montague street, between Court and Clinton, and opposite the Academy of Music. From the beginning of this month they have been in the City Hall.

THE MUNICIPAL DEPARTMENT BUILDING.



It was for a long time apparent to the officials who were charged with administering the affairs of the municipal government, as well as to the discriminating public, that the system of occupying separate buildings for the transaction of the public business was impracticable. Not only was it inconvenient to the public, whose affairs called them to the several departments, but extremely annoying to the officials, who, by the very nature of their employment, were called upon to frequently communicate with each other. The demand for an improvement in this direction stimulated the Board of City Works to attempt a remedy. In 1873, J. W. ADAMS, the Chief Engineer, under the direction of that department, prepared a plan for the enlargement of the City Hall. This plan provided for remodelling the City Hall, so far as to add wings on each of the East and West faces, to the depth of the building, thus covering the space from street to street, or a total frontage of 232 feet, with pavilions over each wing, front and rear, and a Mansard roof over the entire building, including the wings—thus making the building four entire stories in height, and arranged to utilize the roof story.

In the meantime the constantly growing wants of the city had so increased the force necessary for the transaction of its business that, in 1875, the rentals for the departments which are provided for by reason of the erection of the new building, amounted to \$17,600

per annum. The stringency in financial affairs, and the consequent depression in the values of real estate, caused the Common Council to attempt a reduction of these figures, which, in 1877, was successful to the extent of reducing them to \$14,300. Notwithstanding this reduction, the lack of accommodation both to officials and the public was constantly pressing the authorities in the direction of relief. A careful study of the plans proposed by Mr. ADAMS, and an analysis of the various suggestions tending to an enlargement of the City Hall, developed so many obstacles, that such enlargement was not considered feasible at present. There are some commendable features in connection with such proposed alterations, that in the future may be adopted. The steady growth of our population will doubtless cause such an increase in the public service, that the present surplus space may be exhausted, and more room demanded, but it is not probable that the public officials of the present generation will be called upon to solve that problem.

PRELIMINARIES TO THE NEW BUILDING.

The preliminary steps toward the construction of the New Building, which is the main subject of this document, have already been published somewhat in detail, and are to be found in the minutes and documents of the Common Council for 1876. In order to preserve in a consecutive form an enduring record of the entire proceedings in connection therewith, a brief review of matters heretofore published is embodied in this report.

The municipality at the period of the instigation of these proceedings was, and had been for some time, the owner of a plot of ground on a corner of Fourth street and North Second street, upon which was a building being occupied, rent free, by the County of Kings, for the purposes of an armory and drill room

for the Forty-seventh Regiment, National Guard, a State military organization, under the supervision of the County authorities. This land came into the possession of the city in 1863-4, by purchase from James M. Waterbury, as appears by two deeds, the consideration being named as \$3,000 and \$5,400 respectively, and was at the time of this transfer useless for any city purpose, its location preventing its utility for public offices.

At the same time the county was the owner of several plots of unoccupied ground, some of which were considered eligible locations for a building for the accommodation of the municipal departments.

Though conducted under separate forms of government, the interests of the city and county are, in a financial and proprietary point of view, almost identical, only about 5 per cent. of the county assessment being exempt from the city assessment. It seemed, therefore, a perfectly reasonable proposition that the city property, being in use by the county authorities, should become the property of the county in exchange for lands of the county to be applied to city purposes, without considering the relative values of the respective property.

The plot which first was suggested as appropriate for the new structure is located on Adams street, between Myrtle avenue and Johnson street. In accordance with this idea the first official act towards the consummation of the project was had on the 28th day of February, 1876, by the introduction in the Board of Aldermen, by Alderman FRANCIS B. FISHER, of the Twenty-third ward, of a resolution calling for the appointment of a special committee of three to negotiate with the authorities of the county for the transfer of the land on Adams street to the city, and to report to the Board the result of the negotiation. Alderman WM. A. FRITZ, of the Twenty-second ward, seconded by the

mover of the resolution, moved that Alderman JOHN FRENCH, of the Twentieth ward, President of the Board of Aldermen, be chairman of such committee; all of which was unanimously adopted. On the 29th of February, the President appointed as such committee, himself (by order of the Board) as chairman, and Alderman F. B. FISHER of the Twenty-third ward and Alderman WM. H. MURTHA of the Ninth ward as the other members.

This committee communicated the fact of their appointment to the Board of Supervisors, which body appointed Supervisors JOHN L. RYDER, of Flatlands; DEMAS STRONG, of the Thirteenth ward, and GEORGE SEXTON, of the Fourth ward, to confer upon the subject. The result of the first conference developed that the committee of the Board of Supervisors were in hearty accord with the movement, and that there was a fair probability that the county authorities would aid in promoting the erection of the building sought for, placing at the disposal of the city such land as might be required; whereupon, on the 6th of March following, the committee of the Board of Aldermen reported to that body, recommending that the authorities be directed to make such transfer as the special committee might agree upon with the Board of Supervisors relative to the respective lands alluded to, which was unanimously agreed to.

On the 13th of March the Aldermanic Special Committee reported to the Board that after a careful consideration of the subject they had come to the conclusion that other and more suitable lands were to be had for the purpose mentioned, and asking for further and full authority to exchange for land other than that mentioned on Adams street, which request was granted unanimously.

Frequent consultations with the officials of both city and county, and many leading citizens actively interested in the welfare of

Brooklyn, had satisfied the special committee that the building would meet with popular favor, and that every facility would be afforded by all parties to provide for its construction. Having decided that a new building was to be erected, it was at once the aim of those who were its most active promoters to cause its erection at as early a day as possible; and it was then deemed not improbable that such building might be made ready for occupancy by May 1, 1877. Subsequent events, as will appear, interfered with this much of the plan. Prompt steps were however taken. The charter under which the city is governed did not provide any means for such an expenditure, except by placing the amount in the tax levy, and no more could be authorized to be expended in any one year than was so raised by tax; therefore the whole amount would be necessarily raised in one year, or the building be contracted for in parts only, and only so much constructed as the authorities were willing to pay for in a given year. This was not deemed feasible, and at the same date—March 6, 1876—the special committee recommended that they be authorized to attempt to procure the passage of a special act of the Legislature to confer power upon the Common Council to facilitate the erection of the public building, to procure plans, specifications and estimates, and to take such steps as in their judgment were necessary and for the interest of the city in the matter. This recommendation, with an appropriation of two hundred and fifty dollars for expenses for preliminary plans, &c., was adopted without a dissenting vote.

The special committee then prosecuted their negotiations with the Board of Supervisors, simultaneously with their efforts for a special act of the Legislature, which was then in session. After many delays, such as naturally arise in legislative bodies, they succeeded in effecting a transfer which in all its features was

eminently successful. The special committee of the Board of Supervisors, the then Supervisor-at-Large JAMES HOWELL, and other gentlemen of the Board, are entitled to the thanks of the community for their zealous efforts in overcoming the prejudices of a few members who felt reluctant to advise the county to part with so valuable a piece of property, they thinking it might yet be wanted for county purposes. The result when accomplished, however, proved generally satisfactory, and on the 31st of May, 1876, there were filed in the Registrar's office deeds of transfer, the city deeding to the county the Forty-seventh regiment armory property heretofore alluded to, and the county deeding to the city the site of the present building, which is briefly described as lands bounded on the east side by the Court House and the brick wall fencing in the lands upon which the Court House stands; upon the south by Livingston street and the Polytechnic Institute; on the west by the lands of the Polytechnic Institute and of the Dutch Reformed Church; and on the north by Joralemon street. Said deed contains a condition that so long as the present Court House lands remain the property of the county no building shall be erected upon said lands so transferred to the city within twenty feet of the present line of the Court House Building, and in all other respects is a full warrantee deed. This condition was, on June 21, 1876, modified by the Board of Supervisors so as not to apply to towers, areas, balconies or steps, these being permitted to be built within fifteen feet of the Court House line.

These lands were purchased by the county, after the building of the Kings County Court House, for the purpose of removing from the neighborhood of the public buildings several unsightly structures, devoted to occupations which rendered their proximity unpleasant, and also with a view to the possibilities of future

wants. The purchase was made in 1868, there being paid to the estate of John Devancene \$40,500, to Edward W. Fisk \$86,420, and to A. C. Burnham for fixtures \$3,717.50.

The location being in close proximity to the City Hall, and easy of access, is peculiarly eligible, and when it is considered that it was procured without taxing the public in these days of heavy burdens for any outlay in that behalf, it is a source of congratulation.

The special committee were equally fortunate in procuring the necessary legislation. They applied to the law officer of the city, Corporation Counsel WM. C. DEWITT, for the draft of an act which would permit the accomplishment of the desired result, which draft was submitted to the members of the Legislature from the city of Brooklyn, and by them promptly caused to be passed. The act met the approval of the Governor on the 20th of April, 1876, and is in the following language :

CHAPTER 131.

AN ACT

To enable the City of Brooklyn to Construct a Public Building
Passed April 20, 1876, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows :

SECTION 1. The Common Council of the city of Brooklyn are hereby authorized and empowered to build a public building, to be used for municipal purposes, and to acquire land therefor for the uses of the city of Brooklyn, in such manner and under such supervision as said Common Council may determine, at an expense not exceeding two hundred thousand dollars, exclusive of the cost of said land; and for such purpose the financial officers of said city

are authorized and directed to pay out of any moneys in the city treasury of said city of Brooklyn the cost and expense of said building and of the acquisition of said land therefor, as directed by the Common Council, anything in any law heretofore passed to the contrary notwithstanding.

§ 2. For the purposes of reimbursing the treasury of the city, the proper authorities are directed to insert said amount in the budget, or tax levy, to be laid on the property in said city during the years one thousand eight hundred and seventy-six, one thousand eight hundred and seventy-seven, and one thousand eight hundred and seventy-eight, in three equal annual instalments.

§ 3. This Act shall take effect immediately.

Appreciating the necessity for prompt action, immediately upon the passage of the special Act of the Legislature the committee sought the advice of three local architects of standing in their profession—to wit, Messrs. JOHN MUMFORD, WM. B. DITMARS, and ARTHUR CROOKS—to whom they submitted suggestions as to the kind of building required. The reports of these gentlemen as to the probable cost of such a structure were so encouraging that the committee, under the authority previously given to them by the Common Council, invited six architects to compete with plans for the building, agreeing to pay to said architects whose plans were not adopted fifty dollars each, and to return such plans. These architects were Messrs. Mundell, Crooks, Ditmars, Morse, Mumford, and Morrell—all residents of Brooklyn. Subsequently, upon request, the committee invited Messrs. Eisenach, Cornwall, and Schultz & Steinmetz, Brooklyn architects, to compete, upon the understanding that they would be placed on the same footing as to compensation for plans not adopted as were the others—subject to an appropriation to be made by the Common Council. The appropriation was made at the next meeting of the Common Council.

On the 12th of June, 1876, the committee made a full report of proceedings to that date, in which they used the following language :

“ We have conferred with the heads of the various departments of the city government, and find no difficulty in agreeing upon a proper distribution of the new offices proposed to be furnished. Our recommendation is, that the new building be one hundred feet front, and one hundred and fifty feet in depth ; of three stories and mansard roof ; of brick, with marble or iron front ; nearly fireproof, with fireproof vaults for the safe keeping of records, maps, and other valuable property of the city, and with a cellar for the storage of coal, supplies for Board of Health, etc., and for placing therein heating and ventilating apparatus. We also recommend, subject to such changes as experience may dictate, that the new building, when erected, be occupied as follows : first floor, by the Tax Collector, Registrar of Arrears, and Board of Assessors ; second and third floors, by the Board of City Works, Police and Excise, and the Board of Health—distributing the offices most visited by the public so as to make them convenient of access ; the fourth floor will not be required to be fully completed, only a portion of it being likely to be wanted at present. If desired, a drill room for the police may be finished off in the cellar, which will be of sufficient depth and capable of being used for that purpose. This disposition of the departments furnishes them ample room for their present and prospective wants, and will leave space in the present City Hall for the Treasurer, Auditor, Park Commissioners, Bureau of Elections, Committee Rooms for the Board of Aldermen, with considerable unoccupied room for the future wants of this rapidly growing city.”

The recommendations embodied in the report above quoted have been carried out, with the single exception of transferring the Board of Assessors to the second floor, and putting the Registrar of Water Rates (a branch of the City Works Department),

on the first floor. This change was made with a view of accommodating the greater number of people, and to combine the collection of all taxes and assessments upon the first floor.

The committee accompanied their report with a resolution that they be authorized to procure estimates for the excavation of a cellar on the land to be dedicated to the new building, and to award the contract therefor to the lowest bidder, which resolution was agreed to.

In connection therewith Alderman WM. H. RAY, of the Thirteenth ward, offered a resolution that the Special Committee be increased to five, and be instructed to continue as a committee to supervise the erection of the proposed building. After debate and several ineffectual attempts to amend, Alderman RAY's resolution was adopted. Whereupon Alderman FISHER and Alderman MURTHA tendered their resignations from the committee. By a vote of the Board it was resolved *not* to accept their resignations. The President of the Board of Aldermen, JOHN FRENCH, appointed Alderman GEORGE W. WILLIAMS of the Eighteenth ward and GEORGE JENNISON of the Twenty fourth ward as the additional members of the committee.

The committee invited estimates for the excavation, and on the 19th of June following, reported to the Board of Aldermen that they had received twenty bids, and had awarded the contract to THOMAS GLEAVEY, the lowest bidder, at 35 cents per cubic yard, the work to be commenced on the 21st inst. and completed in twenty working days. The work was faithfully completed. At the same date there was adopted a resolution that all contracts entered into by the Special Committee, by order of the Board, should be executed under the seal of the city by His Honor the Mayor.

BREAKING GROUND.

Ald. FISHER, on the 19th of June, on behalf of the committee, presented to the Board the following invitation :

“BROOKLYN, June 19, 1876.

“The Mayor, Board of Aldermen, heads of Municipal departments, and the officers thereof, the members of the Board of Supervisors, the county officers, and the public generally, are hereby invited to be present at the ceremonies accompanying the breaking of ground for the Municipal Building on Joralemon street, west of the Court House, at eleven o'clock, A. M., on Wednesday, June 21, 1876.

“Respectfully,

“F. B. FISHER,

“*Committee on Ceremonies.*

“By order of Committee.”

The following account of the proceedings at the ceremony is a literal extract from the Brooklyn *Daily Eagle* of that date :

COMMENCED—GROUND BROKEN FOR THE NEW MUNICIPAL BUILDING—THE CEREMONY THIS MORNING—SPEECHES APPROPRIATE TO THE OCCASION BY MAYOR SCHROEDER, THE CORPORATION COUNSEL, AND SEVERAL ALDERMEN.

The ceremony of breaking ground for the new Municipal Building, to be erected on the land adjoining the west side of the Court House, took place, in the presence of a large assemblage of city and county officials and citizens, at eleven o'clock this morning. The spot selected for breaking ground was about twenty feet from the Court House, and about the same distance from the sidewalk of Joralemon street, the place being shaded from the hot morning sun by the building which towered above it. Mayor Schroeder removed the first shovelful of earth, and was followed by John French, President of the Board of Aldermen and Chairman of the Building Committee, who removed the second shovelful. Addresses by the Mayor, President French, Corporation

Counsel William C. DeWitt, Supervisor Clark, Alderman Murtha, and other officials, followed. A rude platform was erected for the speakers near the Court House wall.

When the people gathered around the spot where ground was to be broken, Alderman Fisher, mounting a box, said to the Aldermen and Supervisors, "Gentlemen, come inside the ring." Every one laughed at this.

ALDERMAN FISHER'S SPEECH.

GENTLEMEN—We have invited you here for the purpose of witnessing the breaking of ground toward the erection of the new Municipal Building. It has come to be the belief of the present officers of the city government that the building which it is contemplated to erect is a necessity both in the interests of economy and convenience to the public. It is proposed on the part of the Common Council to erect a building suitable in appearance and convenient in its structure, which will be satisfactory to the people, not only in point of the character of the building, but in reference to the cost thereof. We propose to try for once to build a public building within the means that is allotted for the purpose and a building which is well worth the money. We are satisfied that the times are auspicious to do this, and we shall endeavor to perform the duty which is assigned to us faithfully and honestly, that you as taxpayers may realize a happy result. I now have the pleasure of introducing to you His Honor the Mayor, who, after addressing you, will break the ground.

SPEECH OF MAYOR SCHROEDER.

MR. CHAIRMAN AND GENTLEMEN—Some forty years ago the corner stone was laid for the Hall on the opposite side of the street. It was then contemplated to erect a building which should cover the whole of City Hall Square; but the panic of 1837 put a stop to the building for the time being, and the project slumbered until 1844, when finally this building was begun on the modified plan and completed in, I believe, two years. The building as originally intended would be what we want to-day, as far as room and convenience are concerned; but it was well at that time that wiser counsels prevailed, and that the money was saved to the taxpayers of the city that might have been invested in such a large building. The time has arrived when we must have additional room, and we have the men in the Common Council who are practical mechanics, who are honest and industrious and have the interests of the city at heart as much as any taxpayer in the city, and who will see to it that this is as honest a job as ever was put up in the City of Brooklyn. It is a fortunate time, as it procures employment for a number of the unemployed mechanics and laborers in this city. The expense we can easily bear; it is not large. Still, every little helps toward bringing about a more fortunate and auspicious time for our laboring classes and for our business men, and if all followed the example set here by the city, and, with hope in the future, start new enterprises and invest

the money that is lying idle in the banks, we should very soon again see all our factories in motion, all our mechanics employed and all our laborers at work. (Cries of "Hear ! hear !" and cheers.)

Alderman Fisher announced that the Mayor would now break ground and would be followed by President French. A laborer who stood by handed His Honor a shovel, with which Mr. Schroeder easily removed a quantity of earth and tossed it into the air. Mr. French then took the shovel and went to work like an old hand. He removed two shovelful of earth, and, with the Mayor, returned to his former position near the stand. The crowd cheered lustily.

Alderman Fisher then introduced John French, President of the Board of Aldermen and Chairman of the Building Committee.

ALDERMAN FRENCH'S SPEECH.

GENTLEMEN—In addition to what his Honor, the Mayor, has stated, I wish to call up a few of the historical facts connected with the building of the City Hall before us and of the former contemplated building. His Honor stated that in 1836, or forty years ago, a plan was devised and a building commenced which was to occupy nearly the whole of the triangle before us, the foundation of which cost about half a million of dollars, but as the city became bankrupt, and the population being only about 36,000, it was thought best to proceed no further. Steps were taken in 1844 and 1845 to commence the building, which was finally finished, and which now stands before you. The Committee on the building at that time was Wm. Burbank, Samuel Smith, Thomas J. Gerald and Samuel S. Powell. His Honor, ex-Mayor Powell, is the only living member of that Committee. That building cost, with all its furniture, about \$250 000. The chairs of the New York Court House cost more than that sum (laughter), to say nothing about the other furniture. The Court House adjoining us here was an honest job, all honor to ex-Mayor Booth, who was Chairman of the Committee. It cost the County of Kings \$551,768.28. Now, a good deal has been said about the extravagance of the city of Brooklyn, but it cannot be said that she is extravagant in her public buildings. The city of Philadelphia, with a population of three or four hundred thousand more than this city—this being the third city in the Union—is now erecting a building that is to cost about \$12,000,000. The city of Baltimore, with a population, I think, of less than 200,000, has just finished a building costing \$2,273 000. If we are successful in finishing the building that is now contemplated for \$200,000, it seems to me that no one ought to complain. The small city of New Haven has a large building exclusively devoted to the police department that must have cost about \$100,000.

I want, in the presence of all composing this large company, to thank the gentlemen of the Board of Supervisors, who so generously and now unanimously have agreed to exchange this beautiful spot for the erection, I trust, of this beautiful building. I think they will have no cause to regret it, because there is very little difference between the city and the county—the two interests are one, and there is scarcely any difference between them. In 1832, when Brooklyn was a village, the first year I came here, the population consisted, I think, of a little over 18,000, and a gentleman said to a friend of mine, “If you live to the ordinary age of man, you will see this village become a city of 500,000 people.” The friend of mine said, “You are crazy, man,” and yet we live to see it, and what the future will be no gentleman here can prophesy. We anticipate, as we trust, all good lovers of the city government will try to make it a city of prosperity and success. We trust that the completion of this work will be so satisfactory to you that you will praise what has been done.

Alderman Fisher then introduced Corporation Counsel DeWitt, to whom, he said, they were indebted for drawing the act which authorized the work. Mr. DeWitt was received with cheers. He spoke as follows :

SPEECH OF CORPORATION COUNSEL DEWITT.

FELLOW OFFICERS OF THE CITY OF BROOKLYN:—While our esteemed Mayor has appropriately had the honor of first breaking ground for the actual construction of the new Municipal Building, I may rejoice, as the law officer of the city, in having drawn the act, and thus broken ground at Albany for this undertaking. Its inauguration here to-day is proof that notwithstanding the financial stringency of the times and the extent of our public debt, the people of the city of Brooklyn are fully confident of their ability to meet their obligations and to sustain their government comfortably and elegantly. I regret that motives of economy have restrained your committee from constructing the new building from the same material throughout, and that the side and rear walls are not to be of marble as well as the front. I notice that the former generation, to which we are constantly ascribing the severest sentiments of economy, did not make this sacrifice in the erection of the City Hall; and while the marble of the old building may need cleansing, I think every one will admit that it is an interesting and beautiful structure. While this much may be truthfully said in the way of criticism, your new building will be commodious in apartments and neat and elegant in design. You are to be congratulated on the spot which has been selected as its site. It is not likely that Brooklyn will ever be a capitoline city, or that it will ever be distinguished by the number or grandeur of its public buildings, and it is therefore desirable that they should be brought as near together as possible, in order that their beauty may be concentrated and effective. They should all circle around the old City Hall, making up a sort of cameo crown in the bosom of the city! (Applause.) This proximity will not only add

to the architectural beauty of the buildings, but it will subserve the convenience of the officers of the city who inhabit them and the well-being of the people who elect these officers.

Under existing laws our municipal government is a unit. There are many departments, but they all co-operate in a single system, realizing our national motto, "One in many." (Applause.) No officer of the city government can fully discharge his duties without making himself familiar with the business of the various departments. With the public buildings standing near each other, it will be easy and comfortable to keep up this free and salutary intercourse between all the departments, and thus the contiguity of the buildings will serve to expedite public business, to harmonize the operations of the city government, and to sharpen and intensify that rivalry which stimulates public officers in their efforts to surpass each other in fruitful and honorable service of the public. (Applause.) I close with this statement:—May the new building stand to witness as many centennial anniversaries of our country's independence as there are men upon this field! but may the city of Brooklyn survive long after its most enduring marble shall have crumbled into ashes! (Loud cheers.)

Supervisor Clark, Chairman of the Court House Committee of the Board of Supervisors, was then introduced, and spoke as follows:

SPEECH OF SUPERVISOR CLARK.

GENTLEMEN—I certainly did not expect to be called upon to say a word on this occasion, but being so, why, I must say something, I suppose, or appear bumptious. (Laughter.) When this question first came to my notice my mind was opposed to the change of this property for the 47th Regiment Armory in the Fourteenth ward; but when I came to consider the whole thing my opposition was removed. This spot here would not answer for a park, and the erection of the building here shows you that the Court House was built to cover the nakedness of the place. (Laughter.) Then again the erection of another building here will be a great convenience, not only to officials, but to all those who have business to transact at our public offices. It is very desirable that our public buildings should be as near together as possible, and in erecting the proposed Municipal building here you will have absolute utility, convenience, and everything that is required for the concentration and the early and prompt transaction of public business.

Alderman Murtha, of the Building Committee, was next called upon.

SPEECH OF ALDERMAN MURTHA.

FELLOW CITIZENS—After the terse and cogent reasons suggested by His Honor the Mayor, why this building should be erected, and the historical address made by the Chairman of this Committee, and also the silver-voiced oratory of the Corporation Counsel, it hardly seems necessary for any member of the committee to address one word to the citizens of Brooklyn on the necessity for the

erection of this building. As an individual member of the committee having the construction of this building in charge, I simply desire to say to the citizens of Brooklyn that while I remain a member of that committee it shall be my purpose to see that the city shall receive full value for every dollar expended, and I sincerely trust and hope that this building shall be completed and turned over to the city of Brooklyn without one dollar of additional cost more than the appropriation places within our charge. I believe on the completion of this building that the citizens will be fully compensated for the money expended. We now have a number of city departments in isolated places, which is a source of annoyance to people who are compelled to run from one place to another in search of our city officials. It is desirable that our city offices should be brought in close proximity, and this purpose will be accomplished by the erection of this building, which will bring all the departments of the City Government within the shadow of the building on the opposite side of the street. That advantage, and with the large rental now paid for the offices of many departments saved, will make this building a genuine benefit to the citizens.

Brief speeches were also made by Mr. Daniel Maujer, Supervisor Hawkes, President Truslow, of the Board of Assessors, and Registrar Whitney, after which the assemblage dispersed.

This closes the *Eagle's* report.

SELECTION OF ARCHITECTS.

On the 28th of June, 1876, the committee reported that eight of the architects invited to compete (all except architect Morse) had presented plans; that they had submitted said plans to two of the committee, who were experts; that the excellence of nearly all of them rendered a choice difficult; and tendering thanks to the architects for their promptness and exhibition of skill.

They, however, selected three plans, those of JOHN MUMFORD, WM. B. DITMARS, and ARTHUR CROOKS, as being in many respects superior and each equally desirable. Not being able to agree among themselves upon any one of them, they submitted the three plans for the action of the Board.

After debate and the passage of a resolution that the plans be open to the inspection of the members of the Board of Aldermen, and to no other person, the matter was recommitted to the committee for one week.

On the 3d of July, the committee unanimously reported as follows :

“That they have carefully considered the subject, and are unable to arrive at any different conclusions than those reported to you at your last meeting. They have chosen three plans from among the eight presented, each of which possesses many merits, none of which, however, being entirely satisfactory. Your committee feel confident that with either of the three architects, to wit : Messrs. Mumford, Crooks and Ditmars, they will be enabled to construct a satisfactory building within the appropriation. They therefore recommend for adoption the following resolutions :

“*Resolved*, That the salary of the architect for the entire work be \$5,000.

“*Resolved*, That the Committee on Municipal Building be and are hereby authorized and directed to procure bids, not exceeding twelve in number, from responsible parties, for each branch of the work, and that they be authorized to award the contracts for the same to the lowest bidder therefor.

“*Resolved*, That the Board be requested to choose an architect from the names of JOHN MUMFORD, ARTHUR CROOKS, and WM. B. DITMARS; that the roll be called, and each Alderman name his choice, and the one receiving the majority over all shall be deemed to be chosen as said architect.”

The first two of the foregoing resolutions were adopted as reported. The last motion was amended by adding the name of WM. A. MUNDELL, and unanimously adopted.

The detailed history of the attempt to select an architect would occupy much space. Those who feel interested in its examination will find it recorded in the Minutes of the Common Council of the dates from July 3 to August 14 inclusive. Forty-one *viva voce* votes were had without effecting a result.

The following statement will suffice as a fair indication of the status of the respective votes :

JULY 3—FIRST VOTE.

For ARTHUR CROOKS—Ald. Corr, Kane, Murtha, Gunder, Donovan, Fritz, Jennison—7.

For WM. B. DITMARS—Ald. Ray, Acker, Williams, Guthrie, Fisher—5.

For JOHN MUMFORD—Ald. Burnet, Rowley, Arnott, Griswold, French—5.

For WM. A. MUNDELL—Ald. Sterling, Black, Reardon, Parker, Hill—5.

Ald. Cottrell excused from voting.

TWENTY-FIRST VOTE.

For MUMFORD—Ald. Burnet, Rowley, Arnott, Murtha, Griswold, French—6.

For MUNDELL—Ald. Sterling, Black, Corr, Kane, Reardon, Parker, Jennison, Hill—8.

For CROOKS—Ald. Gunder, Donovan—2.

For DITMARS—Ald. Ray, Acker, Cottrell, Williams, Guthrie, Fritz, Fisher—7.

JULY 6—TWENTY-SECOND VOTE.

For MUMFORD—Ald. Burnet, Rowley, Arnott, Griswold, Cottrell, French—6.

For MUNDELL—Ald. Sterling, Corr—2.

For CROOKS—Ald. Black, Kane, Murtha, Gunder, Donovan, Reardon, Jennison—7.

For DITMARS—Ald. Ray, Parker, Acker, Williams, Guthrie, Sigrist, Fritz, Fisher, Hill—9.

THIRTY-SECOND VOIE.

For MUMFORD—Ald. Rowley, Griswold, French—3.

For CROOKS—Ald. Burnet, Black, Corr, Kane, Arnott, Murtha, Gunder, Donovan, Reardon, Jennison—10.

For MUNDELL—Ald. Sterling—1.

For DITMARS—Ald. Ray, Parker, Acker, Cottrell, Williams, Guthrie, Sigrist, Fritz, Fisher, Hill—10.

Wherenpon it was resolved that the Board meet on Monday, the 17th day of July, at 8 o'clock p. m., and in the meantime such plans and specifications as the authors may consent to exhibit be open to the public in general, from 8 o'clock a. m. to 1 o'clock p. m., in the Common Council chamber, in charge of the Keeper and Assistant Keeper of the City Hall.

On the 17th of July no vote was taken in the matter of choosing an architect, though debate was had thereon.

AUGUST 2—THIRTY-THIRD VOTE.

For CROOKS—Ald. Burnet, Sterling, Black, Corr, Kane, Murtha, Gunder, Donovan, Reardon, Jennison—10.

For MUNDELL—Ald. Fritz, Hill—2.

For MUMFORD—Ald. Rowley, Arnott, Griswold, Cottrell, French—5.

For DITMARS—Ald. Ray, Williams, Sigrist, Fisher—4.

FORTY-FIRST VOTE.

For CROOKS—Ald. Sterling, Black, Corr, Kane, Murtha, Gunder, Donovan, Reardon, Jennison—9.

For MUNDELL—Ald. Ray, Parker, Acker, Cottrell, Williams, Sigrist, Fritz, Hill—8.

For DITMARS—Ald. Fisher—1.

For MUMFORD—Ald. Burnet, Rowley, Arnott, Griswold, French—5.

On the 14th of August, at a special session, called by His Honor the Mayor, Ald. FISHER offered the following resolution, which was adopted by a vote of twelve to ten:

“Resolved, That JOHN MUMFORD and WILLIAM B. DITMARS be and they are hereby appointed as joint architects for the new Municipal Building, at a total salary of five thousand (5,000) dollars for the entire work, the same to be paid them at such times and in such amounts as may be directed and certified to by the Special Committee on erection of a new Municipal Building.”

The friends of each of the respective plans having failed to agree after so many attempts, it was deemed advisable by a majority of the Board to unite upon two architects at no additional expense. No one of the plans presented met the entire approval of any of those of the Board who were familiar with them. They were prepared by men who were not familiar with the detail of the requirements, and whichever plan was chosen would need much remodelling. The two architects thus chosen were required by the committee to prepare entirely new plans, embodying suggestions made by the committee the more fitly to meet the wants of the departments which were to occupy the building.

The combination of architects proved very successful. Complete harmony prevailed, and the result proves the selection to have been a peculiarly fortunate one. The skill displayed, the taste developed, the promptness and despatch which characterized their labors, the economy manifested in every branch of the work, and the fidelity with which they have caused the labor to be performed, have earned for them the gratitude of the public. The architectural beauty and finish of the exterior of the building, and the adaptation of the interior to the purposes of its erection, are highly creditable, and are confidently submitted to the test of unbiassed criticism. Had it not been for the valuable aid of

MESSRS. MUMFORD and DITMARS the committee would hardly have been able to present such a building for so comparatively small a sum. The committee desire to make this record of their appreciation of the architects.

On the 14th of August, Messrs. Schultz & Steinmetz were, upon their request, permitted to withdraw their plans without compensation therefor.

The following resolutions were, at the same date, upon the recommendation of the committee, adopted:

“Resolved, That the Committee on Municipal Building is authorized to procure such necessary printing, stationery, and other incidental supplies as may be required, the same to be charged to the account for the erection of the Municipal Building.

“Resolved, That the specifications, when prepared for the new building, be printed as a document of this Board, and one hundred extra copies be printed thereof.”

This document is numbered 25 of the documents of 1876, and will be found to be very complete and specific. The specifications met the warm approval of all the bidders, by reason of their approach to perfection in detail, and their comprehensive character.

On the 25th of September, Aldermen MURTHA and JENNISON tendered their resignations as members of the committee, which resignations were *not* accepted, by a vote of 13 to 8. They, however, ceased to take further active part in the labors of the committee, though Ald JENNISON occasionally met with his colleagues.

INSPECTOR.

On the 13th of November an election was had by the Common Council for Inspector of the building during its construction.

The result was, Michael J. Dady, 13 ; Mark Phraner, 8 ; John S. Bogert, 2. Mr. Dady was appointed at a salary of \$120 per month from January 1, 1877.

Here, again, the committee and the public were extremely fortunate. Mr. Dady proved to be a man of more than ordinary care, watchfulness, and ability. His entire course during his stay was marked by a zealous devotion to the interests of the city, and his ample fitness for the position was a source of reliance and satisfaction to the committee. He served fourteen months, when he resigned to accept another important trust under a branch of the city government. The work had, however, progressed at that stage so that the services of an inspector were no longer needed, Alderman FRENCH giving his time to a general supervision of the work from the date of Mr. DADY's resignation until the completion of the building.

PROPOSALS.

The architects having completed the plans and specifications, on the 2d of October, 1876, the committee invited bids for the several branches of the work, which were divided, as will appear. Twelve was the limit of bidders for each branch, beyond which the Common Council had decided not to go. As far as practicable, the full number of each branch was invited, and, with the exception of the marble and iron work, all were parties doing business in Brooklyn. Bidders for marble work were allowed to bid on any quarry they chose, the committee to select the lowest of the best quarry named. The marble work fell to a Westchester man, while all the other successful bidders were Brooklyn artisans. The heating and ventilating plans were excluded at the first bidding. The bids were received by City Clerk WILLIAM

G. BISHOP up to two o'clock P. M. on the 12th of October, and they were by him immediately opened, in the Common Council Chamber, in the presence of the bidders and the committee. The bids were as follows :

PROPOSALS FOR MARBLE WORK.

| | |
|------------------------|-------------|
| Martin Dixon | \$45,200 00 |
| Martin Dixon | 41,200 00 |
| Magill & Binnie..... | 46,124 00 |
| Christmas & Ross..... | 33,125 00 |
| Alexander Maxwell..... | 34,000 00 |
| Gill, Baird & Co | 35,860 00 |
| H. W. Mitchell..... | 36,145 00 |
| Sinclair & Milne..... | 31,221 00 |
| J. M. Masterton..... | 28,200 00 |

PROPOSALS FOR IRON WORK.

| | |
|-----------------------------|-------------|
| J. B. & J. M. Cornell. | \$55,789 00 |
| D. Y. Saxton..... | 47,500 00 |
| McKinley & Swaek | 49,950 00 |
| Invelman, Havens & Co..... | 49,657 00 |
| D. D. Boyce | 47,381 00 |

PROPOSALS FOR MASON WORK.

| | |
|-------------------------|-------------|
| T. Lamb, Jr. | \$65,725 00 |
| J. W. Campbell..... | 78,000 00 |
| Geo. Hadden..... | 64,798 74 |
| John Guilfoyle..... | 78,000 00 |
| C. Cameron..... | 74,500 00 |
| Baltzer Rauth..... | 78,420 00 |
| Trowbridge & Crane..... | 72,400 00 |
| Thos. B. Rutan..... | 68,500 00 |
| J. H. O'Rourke..... | 69,745 00 |
| J. H. Stevenson..... | 79,250 00 |
| Thos. Gibbons..... | 71,000 00 |
| Raybold & Tostevin..... | 74,290 00 |

PROPOSALS FOR CARPENTER WORK.

This proposal called for bids both for yellow pine and white pine finish.

| | | |
|---------------------|--------------------|-------------|
| P. F. O'Brien..... | { Yellow pine..... | \$49,400 00 |
| | { White pine..... | 44,300 00 |
| John Fallon..... | { Yellow pine..... | 38,900 00 |
| | { White pine..... | 37,000 00 |
| Wright & Brooks.... | { Yellow pine..... | 56,490 00 |
| | { White pine..... | 53,690 00 |
| Hart & Boyd..... | { Yellow pine..... | 49,418 00 |
| | { White pine..... | 45,718 00 |
| E. Snediker..... | { Yellow pine..... | 38,970 00 |
| | { White pine..... | 36,730 00 |
| E. L. Johnson..... | { Yellow pine..... | 44,000 00 |
| | { White pine..... | 39,500 00 |
| John Lee..... | { Yellow pine..... | 42,797 00 |
| | { White pine..... | 39,197 00 |
| B. Gallagher..... | { Yellow pine..... | 43,250 00 |
| | { White pine..... | 40,250 00 |
| Jos. Platt..... | { Yellow pine..... | 45,700 00 |
| | { White pine..... | 44,050 00 |
| J. B. Jacobs..... | { Yellow pine..... | 43,300 00 |
| | { White pine..... | 39,150 00 |

PROPOSALS FOR PLUMBING AND GAS FITTING WORK.

This proposal called for bids upon hot water fixtures, and without hot water fixtures.

| | | |
|---------------------|--------------------------|------------|
| P. Milne, Jr.,..... | { With hot water..... | \$6,500 00 |
| | { Without hot water..... | 6,010 00 |
| Jas. E. Webb..... | { With hot water..... | 5,700 00 |
| | { Without hot water..... | 5,000 00 |
| M. J. Brien..... | { With hot water..... | 6,453 00 |
| | { Without hot water.... | 6,053 00 |
| M. Kessell..... | { With hot water..... | 5,432 00 |
| | { Without hot water..... | 4,992 00 |
| G. W. Cogger. | { With hot water..... | 7,056 86 |
| | { Without hot water..... | 6,404 86 |

| | | |
|---------------------|--------------------------|------------|
| Armstrong & Blackin | { With hot water..... | \$6,620 00 |
| | { Without hot water..... | 6,100 00 |
| Jas. Harley..... | { With hot water..... | 5,491 00 |
| | { Without hot water..... | 4,943 00 |

The aggregate of the lowest of the foregoing bids was \$182,052.74, which with an estimated amount set apart for heating and ventilating.....\$18,000 00
 Excavation of cellar..... 1,586 20
 Cost of superintendence..... 1,200 00
 Architects' fees..... 5,000 00
 Contingencies..... 5,000 00
 Exceeded the appropriation by the amount of \$12,833.94.

The committee found it necessary therefore to modify the plans so as to bring the cost below \$200,000. This was done by some changes in the mason work, iron work, and carpenter work. The amended specifications therefor are part of Document No. 25, heretofore alluded to. The principal modifications made to accomplish this scaling down was that of removing two tiers of iron beams from the third and fourth floors, and substituting therefor wooden beams with solid fireproof arch blocks between.

It is not necessary to comment upon the effect of this alteration, as subsequently it was ascertained that the cost of heating and ventilating was sufficiently less than the estimated amount, to allow replacing the iron beams according to original specifications. This, however, was not made apparent until after the other contracts had been awarded. To reach a result under the foregoing modified specifications the committee invited the three lowest bidders of each of the three classes affected. The result of this competition was the reception of the following lowest bids :

| | |
|---------------------------------|-------------|
| Mason work—W. & T. Lamb..... | \$60,729 00 |
| Carpenter work—John Fallon..... | 37,692 00 |
| Iron work—D. Y. Saxton..... | 35,034 00 |

D. D. Boyce claimed right of separate bid for iron anchors, \$540, which is not included in Saxton's bid as above stated, which claim was allowed.

The Committee on the 23d of October awarded the contracts to the lowest bidders, respectively, as follows :

MASON WORK—W. & T. Lamb, of Brooklyn, for sixty thousand seven hundred and twenty-nine dollars (\$60,729).

IRON WORK—D. Y. Saxton, of Brooklyn, for thirty-five thousand and thirty-four dollars (\$35,034).

NINE THOUSAND IRON ANCHORS—D. D. Boyce, of Brooklyn, for five hundred and forty dollars (\$540).

MARBLE WORK—John W. Masterton, of New York, for twenty eight thousand and two hundred dollars (\$28,200).

PLUMBING AND GAS FITTING—James Harley, of Brooklyn, for four thousand nine hundred and forty-three dollars (4,943).

CARPENTER WORK—John Fallon, of Brooklyn, for thirty-seven thousand six hundred and ninety-two dollars (\$37,692).

These contracts, prepared under the direction of the Corporation Counsel, were duly executed by his Honor the Mayor, on behalf of the Common Council and the city, and by the respective parties, each of them giving satisfactory sureties in the penal sum of fifty per cent of the amount of their respective bids; and the contracts, together with the bonds, filed in the Comptroller's office.

The time fixed in the contracts for the completion of the building, ready for occupancy, was February 1, 1878. The terms of payment are in accordance with the usual custom.

HEATING AND VENTILATING.

The committee having in view the many failures in the matter of ventilating public buildings, were much perplexed as to the proper course to pursue. The architects had prepared plans upon the ordinary methods in use, but they had so frequently proven ineffective that it was deemed advisable to seek special scientific aid in that direction. The committee, therefore, sought the services of Messrs. LEWIS LEEDS & Co., a firm well known as successful in ventilating many public buildings, and who sustain a high reputation as scientific and skillful men in that branch of business. This firm laid before the committee the plan now in use in the building. By direction of the Common Council, December 18, it was approved, Messrs. LEEDS & Co. being paid \$750 therefor. Bids were received and opened on the 14th day of December (the proposals being for both the architects' and Messrs. Leeds & Co.'s plans), as follows:

| | On Architects' Plan. | On Leeds & Co.'s Plan. |
|---------------------------|-------------------------|---------------------------|
| Rutzler & Ives..... | \$14,435 | \$13,885 |
| Baker, Smith & Co..... | 18,425 | 11,330 |
| Jamer, Jacobs & Co..... | 15,400 | ———— |
| Bramhall, Deane & Co..... | 20,800 | 20,900 |
| Davidson & Mars..... | 14,840 | ———— |
| W. H. Warner..... | 22,500 | ———— |

On the 26th of December the contract was awarded to Messrs. Jamer, Jacobs & Co., of New York, for the sum of \$11,330, and was duly executed and filed in the Comptroller's office.

The committee trust it may prove a satisfactory plan. They possess no practical skill to judge of its character, and can only hope that it will accomplish the desired result.

On the 26th of December the committee made a full report of their proceedings for 1876 (see Document No. 33 of that year).

On the same date, upon motion of Ald. ARNOTT, of the Eighth ward, the following resolutions were adopted :

“Resolved, That the following Aldermen, namely : the Alderman of the Twentieth; the Alderman of the Ninth ; the Alderman of the Eighteenth ; the Alderman of the Twenty-third and the Alderman of the Twenty-fourth wards, shall continue in charge of the construction of the new Municipal Building until otherwise ordered by the Common Council of 1877.

“Resolved, That on completion of the Municipal Building, now in progress of erection, the heads of the various departments of the city government shall occupy, with their departments, clerks, and other employés, the rooms and spaces allotted to them, as shown on the plans now prepared for said building.”

The first of these resolutions was adopted, by approval of the committee, in order that there might be no lapse of superintendence during the time intervening between the outgoing Board and the organization of the incoming Board. It placed the work in charge of Aldermen from certain wards instead of a committee. The practical result of this resolution was no change in the *personnel* of the committee, the aldermen forming the same being members of the Board for 1877, and representing the wards named in the resolution.

The Alderman from the Twenty-fourth ward, Ald. JENNISON, had given but little attention to the work, and the Alderman from the Ninth ward, Ald. MURTHA, had not taken any part in the labors of the committee from the time of choosing the architect up to this time, nor did either of them thereafter. For all practical purposes, the labor and responsibility connected with the work of the committee has devolved upon Aldermen FRENCH, WILLIAMS and FISHER.

The second resolution was adopted to avoid confusion in the changes which might be made, by requiring action of the Common Council to make such changes, thereby making of them a record.

This was the last official act on the subject of the building during 1876.

At this time the foundation walls were nearly all laid up to the level of the street, and were covered over for the winter, work being suspended until the frost should leave the ground in the spring.

MAYOR'S MESSAGE, 1877.

The following is an extract from the annual Message of His Honor Mayor FREDERICK A. SCHROEDER :

THE MUNICIPAL BUILDING.

"The new Municipal Building is under contract, and will be ready for occupation about the first day of January, 1878. The building will be an ornament to the city, and is admirably arranged to meet a want which has long been felt. It will be entirely fireproof, and the appropriation of \$200,000 heretofore made is amply sufficient for its completion. Much credit is due to the committee having this matter in charge, for their untiring efforts to secure the best possible structure within the appropriation. Two able architects, who fully concur in the plans, have the direction of the work, and first-class mechanics are employed, and if your honorable body will see to it that the future supervision on the part of the city authorities shall be no less careful and able than that exercised by the Board of last year, I have no doubt that the taxpayers will be well pleased with the result."

As soon as the weather permitted the mason contractors began forwarding the work. Steady and faithful progress was made by each contractor from that time until the completion, which was practically effected on the 15th of April, 1878, though the building was not formally accepted from their hands until a few weeks later, as will appear.

It will be seen by reference to the bids for heating and ventilating, upon the architects' plan, that they give evidence that the

estimate of \$20,000 reserved for that purpose was a reasonable one. Subsequent to awarding the other contracts was the employment of Messrs. LEEDS & Co., before alluded to. This firm came with such strong recommendations, and made such professions of ability to give good ventilation at a large reduction from the amount estimated, and having a strong desire to find means within the appropriation to replace the iron floor beams, for which wooden ones had been substituted, the committee recommended their employment, as before stated. The saving was nearly \$9,000. There was at that time an estimated surplus of about \$4,500 for contingencies. These two sums together—\$13,500—was deemed sufficient to warrant the attempt to improve the work by iron beams. Negotiations with the bidders effected the following propositions:

| | | | |
|---|--|-------------|-------------|
| <i>Additional Cost</i> —Iron beams..... | | \$12,341 00 | |
| Mason work..... | | 581 58 | |
| | | | <hr/> |
| | | | \$12,922 58 |
| <i>Deductions</i> —Wooden beams..... | | \$1,578 00 | |
| Iron work at well holes..... | | 490 00 | |
| | | | <hr/> |
| | | | 2,068 00 |
| | | | <hr/> |
| Total increase..... | | \$10,854 58 | |

Which figures were adopted, and on the 16th of February the change ordered. This left *less than* \$1,400 *for contingencies*. This amount was deemed by many as too small to warrant the risk, upon so large a building, of finding demands for “extras” which could not be met. Every alteration found desirable, every omission of the architects, and all contingent expenses were to be supplied with less than \$1,400. How well the committee met that emergency is displayed in an accompanying table, setting

forth each item of expenditure in that behalf, as well as all deductions which contributed thereto. That it required very close figuring and extreme watchfulness over expenditures to keep within this amount those familiar with necessary extras in building will readily comprehend.

In March, upon the application of the manufacturers of various styles of boilers for heating, a committee of three citizens, consisting of JOSEPH PLATT, WILLIAM H. HAZZARD, and ARTHUR CROOKS were, by the Common Council upon recommendation, requested to report to the Board as to the feasibility of changing the specifications from tubular boilers to some other style. The committee never reported to the Board, but their views privately furnished the committee influenced them to make no change.

On the 2d of April the President of the Board of Aldermen, WILLIAM H. RAY, who had only recently been elected, appointed the Aldermen then in charge of the new building as a standing committee. The question of the power to make such appointment was referred to the Corporation Counsel for report. Inasmuch as it was no change in the complexion of the committee no report was made, but the Aldermen in charge continued to exercise their functions under the resolution of December 26, 1876. Alderman MURTHA resigned from the committee on the above date. At the next meeting of the Board, April 9, his resignation was accepted and the President requested to fill the vacancy, which he did on the 18th of August by appointing the Alderman of the Twelfth ward, JAMES DONOVAN.

The City Boiler Inspector, THOMAS F. POWERS, was by the Common Council directed to supervise the construction of the boiler and heating apparatus in the new building, which service was carefully performed.

INVESTIGATION.

Though all the recommendations of the Aldermen in charge of construction were adopted by a majority of the Common Council, it is not designed in this report to create the impression that there existed entire harmony in reference to the proceedings. The question of choosing the architects was not by any means an exceptional one. The history of most public buildings, the architects of which have been chosen by legislative bodies, reveals the fact that there is usually more or less strife connected therewith. Our own public buildings are no exception to the rule. Not one of them was erected without more or less struggle as to who should superintend the architecture. The prolonged contest in this instance was not without its exciting incidents, and simultaneous with the result arose an indifference, or at least a desire not to be responsible for the manner in which its construction should be effected, on the part of a minority of the committee. The majority repeatedly expressed their regret at this result, and particularly at the loss of the advice, skill and judgment of Alderman MURTHA, who had long been connected with public affairs, and who was well adapted to furnish material assistance. It is not the purpose of an official record to discuss motives, or allude to questions of political consideration, and there is therefore nothing proper to be said in this connection except to allude to the fact that the official acts of the Board of Aldermen, and of the committee, were by a portion of the press, and of the public, the subject of criticism, and that the work of the architects was also subjected to the same ordeal. The committee are satisfied to submit the fruit of their labors to a discriminating public, conscious of a duty faithfully and successfully performed.

On the 6th of September, 1877, Alderman Murtha offered the following :

“Resolved, That there be a special committee of five members of the Board appointed to investigate as to the manner of the execution of the contracts for the erection of the new Municipal Building, with power to send for persons and papers, and that Ald. Black, Acker, Burnet, Easton and Phillips shall constitute such committee, and that they report the result of their investigation at the next regular meeting of the Board.”

Ald. BLACK declined to serve, and, upon Ald. MURTHA's motion, Ald. DUANE was substituted in his stead, and the resolution was unanimously adopted.

It is due the architects, contractors and the committee, whose acts were to be scrutinized by this committee of investigation, to say that the investigating committee was not named in the usual manner by the President of the Board, but by the mover of the resolution, who declared, in making the motion, that he was informed that there was good ground for an examination such as was provided for in his resolution.

The investigation extended over a period of five weeks, there having been six meetings of the committee, at three of which a large amount of testimony was taken, principally that of architects and experts in building. The examination was mainly conducted on the part of the committee by its Chairman, Ald. DUANE, and on behalf of the Aldermen in charge of construction of the building, by Ald. FISHER. Full stenographic notes were taken by WM. WALTON, Stenographer to the Board of Aldermen, and the testimony taken appears in Common Council Document, No. 46, 1877. Inasmuch as those interested in the details of the investigation will find them complete in said document, a brief review of the course of proceeding will suffice.

The investigating committee placed itself in possession of all the contracts and documents existing concerning the new building,

and required a report from the Aldermen in charge, of all changes from the specifications which had been made. This report was furnished in the following language :

To the Committee of Investigation into the Manner of Executing the Contract for the New Municipal Building :

The Aldermen in charge of the construction of said building, referring to your communication of the 13th inst., respectfully reply :

We herewith hand you copies of the specifications, with modifications thereof, they being comprised in Document No. 25, proceedings of Board of Aldermen for 1876.

We also hand you herewith copy of Document No. 33 of the same year, to which we respectfully refer you (pages 1317, 1322 to 1325) for a list of all the bidders upon the contracts for the New Municipal Building.

We are not enabled to furnish you the contracts requested in your communication, as they are in the possession of the Comptroller, nor have we a list of the sureties, they also being on file with the Comptroller.

In addition to the alterations as they appear on the modified specifications, the following have been made :

MASON WORK.

1. Brick walls below the water table faced with Colaburg brick, instead of rough brick.

2. Doorway in one of the brick walls in the Tax Office increased in width from 3 feet 4 inches to 5 feet.

3. Brick arches in all the floors, instead of Wanner's building material.

4. Rear wall of fourth story increased in thickness from 12 inches to 16 inches.

5. Water-table around the building 6 by 13 inches, instead of 6 by 8 inches.

6. Building 2 feet 6 inches shorter on the east side than shown in plans.

MARBLE WORK.

1. The letters A. D. substituted for figures 1876 on one of the marble panels on the front.

IRON WORK.

1. Cast instead of rolled lintels over the basement windows.
2. Eighty-eight cast-iron ventilation boxes omitted.
3. Finial on large tower made of galvanized iron, with wrought iron frame, instead of cast-iron.
4. Five iron "T" lintels furnished over the vault doors, 3 feet 6 inches in length each.
5. Three cast-iron "T" beams over the fourth story corridor columns, two 7 feet 9 inches in length, and one 10 feet 6 inches in length.
6. Six rolled iron lintels over the front windows to carry the ends of girders, about 8 feet in length, each.
7. Columns and antæ in the corridors cast about 3-8 inches less in thickness than called for.

CARPENTER WORK.

1. Paint galvanized iron cornice over the marble front, on the inside.
2. Leaders changed in size from 4 inches to 5 inches.

PLUMBING WORK.

1. Gas drops changed to centre of brick arches.
2. Sewer connections extended one on each side of building.

The authority for the foregoing alterations is comprised in the resolutions passed from time to time by the Common Council, to which reference is respectfully made; the authority to "super-vise the erection of the building," to "award the contracts," to "procure necessary incidentals," and the repeated refusals of the Board to require the specifications to be submitted to them, in our judgment, conferred the necessary authority. For more particular reference we respectfully refer you to the Minutes—viz.:

June 12, 1876, vol 2, page 410.

July 3, 1876, vol. 2, page 625.

August 14, 1876, vol. 2, page 787.

October 16, 1876, vol. 3, page 440.

October 30, 1876, vol. 3, page 525.

December 26, 1876, vol. 3, page 983-984.

And Document No. 33, herewith presented.

Respectfully submitted,

By order,

F. B. FISHER,

Sec. of Ald. in charge.

At the first meeting of the committee at which testimony was taken several bidders on the work were examined as to the propriety of the course of the Building Committee in inviting three only of the lowest bidders to compete upon the modified specifications, which modifications were made in consequence of the change from iron beams to wooden beams. These witnesses were all called on behalf of the investigation, and all testified that the course of the committee was in accordance with the usual custom.

At the same meeting Ald. Phillips offered the following resolutions, which were adopted :

“*Resolved*, That Mr. D. C. Weeks and Mr. J. A. Horgan be requested to examine the new Municipal Building, likewise plans and specifications for same, and to report to this committee the quality and character of materials used, the manner of workmanship, and such suggestions relative to the safety, utility and stability of said building as they deem to be in the interest of the city.

“*Resolved*, That Mr. W. T. Van Zandt be requested to examine the fire-proof blocks now being used in new Municipal Building, and report to this committee his opinion relative to their durability, strength and general adaptation for the purposes required ”

All of the above named persons being unknown to the Building Committee, they asked through their representative, Ald. FISHER, to be allowed to select an equal number of experts to co-operate with those gentlemen in their examination. This request was granted, and the Building Committee subsequently selected G. L. MORSE, a well known Brooklyn architect of high reputation, and JAMES LOCKE, also well and favorably known as one of the most extensive builders in the city, to be associated with Messrs. WEEKS and HORGAN; and THOMAS STENT, an expert architect, was chosen to be associated with Mr. VAN ZANDT. These respective experts were afforded every facility in their examination of the building, and they subsequently made the following reports :

To the Committee of Investigation into the manner of executing the contracts for the erection of the New Municipal Building :

GENTLEMEN :

Your committee have considered it beyond the province of their commission to consider the merits of the general plan and design of the building, and have confined themselves to a diligent examination of the work, in connection with the various plans and constructional drawings furnished by the supervising architects, the contracts on file in the Comptroller's office, and the specifications and schedule of changes furnished by the Building Committee (which we herewith enclose properly marked), for the purpose of determining whether the various contracts have been so far faithfully executed; and also for the purpose of making such suggestions "relative to the safety and stability of said building," as might seem to be "in the interest of the city," as called for by resolution of your committee.

It is proper to state that any examination of the building at this stage of the work must necessarily be circumscribed and imperfect, inasmuch as a large proportion of the material and work employed has, in the natural course, become hidden from view, and impossible of inspection.

AUTHORIZED CHANGES.

The changes made by the Building Committee in the original contracts, and the extra work embodied in the inclosed report, viz.: Items of mason work one to six inclusive, items of iron work one to seven inclusive, items of carpenter work one and two, items of plumbing work one and two, and item one of marble work—we deem to be wise and expedient.

DEVIATIONS.

The unauthorized deviations from the contracts which we have been able to discover are few, considering the magnitude of the work, and generally unimportant. They are as follows: The front roofs are specified to have red and green slate. The gutters are specified to be lined with galvanized iron; are lined with tin, but in our judgment the tin is as good or better. All window frames to be made of Georgia pine, are made of white pine. The different lengths of iron girders throughout are tied together with scrap-anchors, smaller in size, and with fewer bolts than specified. There are also a few changes in the specification for marble work, which it is just to say we consider will average equal to the requirements of the contract. The joints in the stone roof of portico, however, should be caulked with lead as required. A considerable quantity of “up-river” brick have been used in place of Haverstraw brick as specified.

SUGGESTIONS.

We consider that the extensive cutting away of the outside walls in the second story, to facilitate the introduction of steam pipes, as an error in management, is much to be regretted, and recommend that thorough measures be adopted to remedy the fault. Also, that the placing of the steam and return pipes in the recesses of the outside walls within eight inches of the outside face of same will be likely to result in frequent freezing in the pipes, rapid condensation, and consequent loss of fuel and impaired circulation.

We beg to suggest that the joining of the 28-foot iron headers at the stairways in the second, third and fourth tiers of beams, with the lateral beams, might (with advantage) be improved. Also, that larger bearing stone be used under the ends of iron beams over some of the front windows where are the lateral girders.

G. L. MORSE,
JAMES LOCKE.

GENTLEMEN :

Having, in connection with other experts, examined the construction of the new Municipal Building, Brooklyn, we beg to state that we concur with the report made by our associates, as far as it goes, but deem it our duty to mention the following as being of vital importance.

First—That the slots, or recesses, for the iron pipes, which are cut in the piers between the side windows, cut away the whole inside half of the wall where they occur, seriously weaken these piers and take away the necessary abutments to the arches over these windows; as the iron beams come directly over these arches we think this a very serious matter, especially as the wall has been considerably shaken by the cutting before mentioned.

Second—Wooden lintels are placed over all these side window openings. This we consider very defective, and unusual to place a wooden lintel over an opening above which are placed iron beams.

Third—There are two wide windows on each story in the front wall, over each of which is a wooden lintel and arch of 3 rolocks; above this is a single 12-inch rolled-iron beam resting at each end on a small stone block about 4x6 inches, placed one on either side of the window openings, and near the edge of same. These rolled beams receive the large iron girders supporting the iron floor beams. We consider this very defective work, and not a good or safe mode of construction. These windows should be spanned by cast-iron lintels and good brick arches turned in same, and granite blocks should be placed under the ends of the main girders. We find, further, that a considerable number of up-river bricks are used, while the specifications call for the best Haverstraw bricks.

We would recommend, in order to obtain a good and safe job, that the pipes be taken out of the slots or recesses in the side walls, and filling up solid with brickwork the said recesses, or slots. Further, that all the wooden lintels over the window openings in walls bearing iron beams be taken out, and cast-iron lintels resting at each end on a bluestone template, with a brick arch turned over the same, be substituted. Further, that the front window openings, which are spanned in the same manner, be similarly treated, these lintels being very heavy; also that granite blocks be placed under the ends of main girders which come over these windows, as before referred to.

Respectfully submitted by

D. C. WEEKS,
JOHN. A. HORGAN.

October 22, 1877.

Mr. VAN ZANDT, selected by the Investigating Committee to report upon the fireproof material, made no report, though he gave the work an examination. Mr. STENT reported as follows:

The Honorable the Special Committee of Investigation of New Municipal Building, Brooklyn, N. Y.:

GENTLEMEN:

In compliance with your request conveyed by letter of the 6th inst., that I would, in conjunction with Mr. J. W. Van Zandt, examine into and report upon the manner of executing the contract on the new Municipal Building at Brooklyn, as relates to Warner's fireproof building material, I have the honor to submit, that I have examined carefully the whole of said material erected throughout the aforesaid building, and that I find it to be done in accordance with the specifications, and in a manner which I have no hesitation in saying will result satisfactorily.

With regard to the material itself, it belongs to a class of fireproof construction, the use of which is becoming general in all the principal buildings and by the most prominent architects of

this and other cities for its known quality of resisting the action of fire, for its lightness as compared with brick when used as hollow blocks, and for the readiness with which it can be altered or replaced.

Nearly three years since Mr. Wanner personally put up for me, in the form of floor arches and partitions, upward of fifty thousand feet of the same material. The evaporation of moisture from it (it having been manufactured and built in the winter) caused a slight shrinkage and necessitated pointing along the top of the partitions next the ceiling, since which it has not caused the slightest trouble, and is to-day in the highest degree satisfactory both to the owner of the building and to myself.

I have the honor to be, gentlemen,

Your obedient servant,

THOMAS STENT,

Architect.

74 Astor House Offices, }
NEW YORK, Oct. 24, 1877. }

These examinations and reports were all made without expense to the city.

A letter to the Chairman, Alderman DUANE, from LEONARD F. BECKWITH, an officer of a fireproof building material company, was read to the committee, in which the "Wanner" material was severely criticised. Mr. Beckwith was requested to appear as a witness, but failed to do so.

All the subsequent witnesses, fourteen in number, were called on behalf of the Building Committee, and their testimony was almost uniformly in opposition to the theories of Messrs. WEEKS and HORGAN.

The following report of the Investigating Committee, submitted to the Common Council on the 24th of December, 1877, which was *unanimously* adopted, is an ample reward to the Building Committee for all the labor and annoyance incident to the investigation :

To the Common Council :

The Special Committee appointed "to investigate as to the manner of the execution of the contracts for the erection of the new Municipal Building," September 6, 1877, Minutes of the Common Council, page 273, vol. 2,

REPORT:

That they have procured the opinions of experts as to the manner of carrying out said contracts, which are hereto annexed, and have examined a large number of practical builders, masons, and others well known in the community in reference to the same, whose testimony is also hereto annexed.

The conclusion to which your committee has arrived, after hearing and carefully considering the opinions and testimony, is that the specifications have been substantially complied with, and the contracts well performed.

The evidence shows that the materials were of good quality, and that the work has been done in a good, workmanlike manner; and considering the magnitude of the work, and the limit of expenditure (\$200,000), we believe that it will compare favorably with any other building of a like character in this country, both in the manner of the construction, and in the economy with which it was erected.

There was some question raised as to the quality of the fire-proof material used in the building, but the weight of evidence is that the kind used (Wanner's) is equally as good as any other; and considering the difference in the price, we conclude that the architects acted wisely in selecting it.

Certain defects are pointed out by some of the experts, and remedies are suggested for them.

But your committee conclude, after hearing the testimony of some of our best builders and masons, that the defects suggested are questions of opinions upon which the best of builders differ, and that the remedies proposed are themselves questionable.

We believe that the city's interests have been well considered by the committee of this Common Council in charge of the con-

struction, and that they have performed their part of the work honestly, faithfully, and intelligently, and are entitled to the thanks of this Common Council and of the city for their services. And your committee offer the following for adoption :

Resolved, That the committee be discharged from the further consideration of the subject.

| | | |
|--|---|-------------------------------|
| C. L. BURNET, JAMES T. EASTON, DAVID ACKER, F. W. PHILLIPS, | } | <i>Special Committee.</i> |
|--|---|-------------------------------|

Dated December 24, 1877.

Alderman DUANE, Chairman of the Special Committee, who was absent on account of illness, subsequently attached his name to the Report.

On the 10th of December, 1877, on motion of Alderman FISHER, the Board of City Works was directed to take charge of the heating apparatus of the new building, when notified by the Aldermen in charge that said apparatus was ready for use, and to heat the building during the winter. One thousand dollars was appropriated for coal and attendance. This direction was complied with at once, the apparatus being already in order.

The foregoing includes the statement of official action for the year 1877.

MAYOR'S MESSAGE—1878.

The following is extracted from the annual Message of His Honor Mayor JAMES HOWELL :

“THE NEW MUNICIPAL BUILDING,

it is expected, will be ready for occupation by the various departments of the city government, for whose use it has been erected, in the course of the ensuing spring, and you will be called upon to provide for it the necessary furniture. In so doing, I hope

that no regard will be had to any desire for mere ornament or show, but that plainness and durability alone will be the controlling consideration. The building was very much needed for the uses of the city, and although there has been much adverse criticism of its plans and construction, if it shall properly serve those uses its erection cannot fail to prove a measure of economy in the saving of rent now paid."

No change having been made in 1877 in the resolution relative to the Aldermen in charge of construction, the Aldermen from the same wards continued to officiate—to wit, the Twentieth, Twenty-third, Eighteenth, Twelfth and Twenty-fourth wards. The changes in the election of members for 1878, however, caused the Twelfth ward to be represented by Ald. DANIEL O'REILLY, and the Twenty-fourth ward by Ald. JOHN DREYER. These two Aldermen, upon assuming their duties in this behalf, found the building approaching completion. They, therefore, did not assume to interfere in its management, though they attended the meetings of the committee and manifested an interest in the success of its labors.

On the 14th of January, 1878, by a vote of the Common Council, all alterations from the plans and specifications, and all orders for extra work and services in connection with the construction of the new building were ratified and confirmed, and the Auditor directed to audit and the Comptroller to pay all bills therefor when properly certified by the Chairman of the Aldermen in charge.

On the 4th of February, 1878, the Comptroller was directed by the Common Council to notify the landlords or the agents of buildings occupied by the departments of Police and Excise, Health, Arrears, Parks, Elections, and the City Auditor and City Treasurer, that said buildings would not be required by the city

after April 30, 1878, provision having been made for such public offices in the new Municipal Department Building and the City Hall.

On the 8th day of April, 1878, the Aldermen in charge were authorized to turn over for occupancy to the Board of City Works from time to time such rooms as might be ready to fit up for such occupancy. By an arrangement with the contractors whereby the Board of City Works were to make good any damage done the building previous to its formal acceptance by the Common Council, said Board at once entered upon the work of preparation.

COST OF CONSTRUCTION.

The entire cost of construction of the new Municipal Building, including the plans, architects fees, superintendence, and all extra work done by order of the Aldermen in charge, amounts to

\$199,979 48.

A few hundred dollars additional was expended by the departments in alterations which involved increased expense, most of them being made after the work had been finished according to the plans, which extra work was paid for out of their own department funds. The details of this expenditure as well as of the entire amount expended in construction appear in another part of this report. Taking into consideration the magnitude of the building, one hundred feet front by one hundred and fifty-five feet nine inches average depth, four stories and basement, marble front, and all the work in first-class style, with upwards of one hundred rooms therein, the Aldermen in charge deem themselves fortunate in being able to make this satisfactory report. The result is due largely to the low price of materials and labor, enabling the city to make very favorable contracts. At the time of the proposals

common labor was readily to be had at from \$1 to \$1.50 per day, and skilled labor ranged from \$1.75 to \$2.75 per day; ordinary brick were to be had at about \$6 per thousand, while marble, lumber, iron and all other material required were proportionately cheap.

The writer of this report takes the liberty with the names of his associates to add that much of this result, as well as the approach to perfection to be found in all the details of the work, is due the Chairman of the Committee, Alderman JOHN FRENCH. Himself a builder of large experience, identified with the construction of some of the most important structures in Brooklyn, animated by a high purpose that this work should reflect credit upon himself and his associates, and be a valuable acquisition to the city, he has fully justified the confidence reposed in his integrity, skill and judgment. Fortunately for the interest committed to his trust, retired from active business pursuits, he has been enabled to give almost his entire time to the preparation and completion of the work—watching its progress with a zeal and care in excess of that usually given to private affairs, and with a fidelity to the public interest which it is a pleasure to recognize. To Alderman GEORGE W. WILLIAMS also much credit is due—particularly for his thoroughly practical services in connection with the carpenter work, in which he is an expert. These two combined have produced a work of which they may be justly proud, while their associates may esteem it a source of self-congratulation to have their names connected with the enterprise.

It is eminently appropriate in this connection to further add that much valuable aid has been rendered in procuring such a satisfactory result, by the architects, Messrs. MUMFORD & DITMARS, and the Inspector, M. J. DADY, of all of whom other mention is

made. The city was also fortunate in securing for contractors men of high reputation in the community for ability and integrity. The labors of the Aldermen in charge of construction have been materially lightened by the disposition of the contractors to deal honestly and fairly by the city. They have invariably evinced a readiness to correct errors and to remedy defects ; they have employed the most skilled artisans procurable, and purchased the best of material, evidently striving to leave behind them a structure that should prove creditable to themselves and be a source of pride to the city. In this they have been remarkably successful. Where all have striven to do so well there is no occasion to particularize. When it is considered that the prices which they were receiving were extremely low, their accommodating manner and adherence to their every obligation are worthy of commendation. If there could have been about \$50,000 more expended, there are many points which might have been improved upon, so far as appearances are concerned.

THE LIMIT OF \$200,000,

however, bound the projectors to seek utility at the expense of ornamentation. The substantial character of the work, and its adaptation to the requirements of the Departments, give ample return for the money expended. The universal expression of experts and others who have examined the building is that, considering the amount of money expended, it is the best constructed, as well as the most commodious and beautiful, of which they have any knowledge. This record is esteemed an ample reward by those who have had charge of its construction from its inception until its completion. To claim ability to erect so handsome and commodious a structure in the substantial manner which characterizes this building for less than \$200,000 is a

proposition which would almost surpass belief were it not for the facts and figures which are herewith presented. It was prophesied by some prominent citizens and well-informed officials at the outset of the work that the building contemplated would before its completion cost twice that sum. The satisfaction they, as taxpayers, doubtless feel at being proven incorrect prophets is such as it is believed the general public also enjoy.

HOW PAID FOR.

It will be observed by a perusal of the special act of the Legislature that the expenditure for the new building is limited to \$200,000, and that it is provided for liquidating that amount in three years. The source from which the moneys are drawn is the surplus in the hands of the City Treasurer for the current yearly expenses, there generally being from \$200,000 to \$300,000 on hand ahead of the demands for payment. This money cannot be diverted except by special act of the Legislature, and it would not be safe to so divert unless the plan for reimbursement, such as is provided in the foregoing law, was quite sure to meet the deficit it would otherwise create. This plan was without precedent in our city, and was only adopted in this instance upon the representations of the financial officers, that in the present state of the Treasury it was safe. The two first instalments have been raised and paid into the Treasury, and the third and last is placed in the budget for 1879.

The whole amount drawn from the Treasury on this account, in 1876, was \$4,372.45. In December, 1876, a one-third instalment, \$66,666.66, was paid into the Treasury, leaving a balance to the credit of the Building Account of \$62,294.21. In the first six months of 1877 there was paid out of this fund \$56,281.25, leaving on the first of July, 1877 (one-half of the entire time in

which the Building Fund was to be a borrower from the Treasury), a balance to the credit of the Building Fund, of \$6,012.96.

In December, 1877, there was paid into the Treasury the sum of \$66,666.67 collected by tax. The amount paid out in the last six months of 1877 was \$84,145.52, leaving a balance due the Treasury of \$11,465.89, on the 1st of January, 1878. Upon making the last payment upon the entire cost of the building in June, 1878, there had been paid out from the Treasury the sum of \$199,979.48, and there had been paid into the Treasury on that account the sum of \$133,333.33.

The foregoing figures are given to demonstrate that the money for the building has been practically raised by tax during the progress of the work, and while the fund for that purpose was theoretically borrowed from the Treasury, it has been a real borrower to only a small extent. In December, 1878, the whole amount, without interest, except a small amount lost to the city during its use, will have been raised and the structure paid for without the issue of any certificates of indebtedness or of bonds. This may be appreciated in view of the fact that the last of the bonds for the City Hall, built many years since, was only paid off within two years last past.

DIMENSIONS.

The building is situate on Joralemon street, adjoining the Kings County Court House.

The dimensions of the plot upon which the building stands is one hundred and thirty-four feet on Joralemon street, running back two hundred feet to the land of the Brooklyn Polytechnic Institute, thence to Livingston street, thirty-one feet wide, one hundred feet deep.

The dimensions of the building are as follows: one hundred and one feet, one and one-half inches on Joralemon street; one hundred and forty-eight feet on westerly line; one hundred and sixty-three feet, six inches on easterly line; and one hundred feet across the rear, with four stories and cellar, the fourth story Mansard roof.

Heights of stories are as follows:

First story, eighteen feet in the clear; second story, sixteen feet, six inches; third story, fifteen feet, six inches; fourth story, eighteen feet to deck of roof.

HOW OCCUPIED.

Cellar—Twelve feet in clear; east side occupied by the boilers and engine room, 40x64; store room for Board of Health, 27x38; public water-closets, and store room for Bureau of Streets of the Board of City Works, 40x64.

The west side is occupied by police drill room, 40x64; Searchers' room, Tax department, 27x38, with water-closets; and unoccupied space, 40x64.

First Story—The west side of corridor is occupied by the Tax Collector, which includes the Assessment room, Bill room, Cashier's department, and the Collector's and Deputy's private offices.

On the east side, front, is situated the Registrar of Arrears, with general office and private offices for Registrar and Deputy, occupying in the whole 34x64 feet.

On same side, adjoining the above, is situated the Map room, which is fire-proof, 24x32 feet.

Adjoining same, to the rear, is situated the Registrar of Water Rates, occupying space 40x64, with private office, Cashier's department, fire and burglar-proof vault, and water-closets.

Second Story—Front, east side, is occupied by the Board of City Works, occupying 66x34 feet, as follows: Secretary's room, two Commissioners' rooms, Chief Clerk's room, waiting room, Board room, President's room, Store room, and Accountant's room.

The remainder of east side of said floor, to rear, 40x90 feet, is occupied by the Board of Health, as follows: Registrar's private office; Registrar's office; Secretary's room; fire and burglar-proof vault; vaccinating room (*entered from the main corridor only*); store rooms; Board room; waiting room; President's room; office of Permits and Complaints; Inspector's room; Sanitary Superintendent's room, and Counsel to the Board.

West side, front, 40x80 feet, and 24x20 feet off corridor in front, occupied as follows: the Superintendent of Police, three rooms; Detectives' private room and public room; Inspector's room; waiting room; Superintendent's Clerk; telegraph room; battery room and work room, and Sergeant's and muster rooms, the latter having a private corridor and stairway through side entrance on west side of building.

The rear portion, west side of this story, is occupied by the Board of Assessors, 40x65, with general office, water-closet accommodations, President's room, and Board room.

Third Floor—East side is wholly occupied by the Board of City Works, as follows: *Chief Engineer's Department*—Chief Engineer's Clerk; three Assistant Engineers (a room each); general office, or drawing room; private office. *Bureau of Repairs and Construction*—Drawing room; General office; Private office; and Store room. *Purveyor's Department*—Permit office; Gen-

eral office ; Purveyor's Private office ; Deputy Purveyor's office ; Store room ; Stamping room ; Drawing room ; and Inspector's office.

On west side rear, *Bureau of Streets and Supplies*, occupying 38x40—Permit office ; Inspector's office ; Superintendent's Private office ; General office ; and Assessment room of the Sewerage Department.

The balance of the third floor, 40x108 feet, is occupied by the Department of Police and Excise, as follows : Four rooms, front, for the Commissioners ; one Waiting room ; Board room ; Chief Clerk's room ; General and Deputy Clerk's room ; Property Clerk ; Excise Bureau ; large store room for Property Clerk, and two small store rooms for same purpose ; Trial room ; and water-closet accommodation.

Fourth Floor—West side wholly occupied by the Police Department, as follows ; Drill Captain's rooms ; Detectives' Sleeping rooms (2) ; Fire Marshal and Boiler Inspector ; store room for ballot-boxes ; two living rooms for the female searchers for the Department ; Surgeon's room, off corridor in front, 32x38 ; Reporters' room, on east side, 16x40.

MISCELLANEOUS ITEMS.

During the progress of the work there were several motions made in the Board of Aldermen, upon which no affirmative action was had, though all the requests emanating from the Building Committee were adopted.

The old curb in front of the new building was, on motion of Ald. BURNET, of the First ward, replaced by new curb out of the First ward fund.

The Trustees of the Collegiate and Polytechnic Institute, occupying a building in the rear of the Municipal Building, were, by authority of the Common Council, permitted to paint the rear of the building, the purpose being to reflect light for their school rooms.

In November, 1877, the Board of City Works began making preparations for furnishing and fitting up the offices for occupancy. With this branch of the work the Aldermen in charge of construction had no official connection, except as members of the Board of Aldermen. They were, however, advised with from time to time by the Board of City Works. The reasonable certainty that the new building would be ready for occupancy by May 1, 1878, prompted the Board of City Works, in November, to request authority to advertise for proposals for furniture, gas-fitting, etc., which was granted. The Board of City Works employed the architects of the building, Messrs. MUMFORD & DITMARS, to prepare the plans and specifications for such fixtures, furniture, etc. Twenty thousand dollars had been set apart in the budget of 1877 to be used in 1878 for this purpose, and it was deemed advisable to be ready at the opening of the year 1878 with plans and specifications. This was accomplished. It being foreign to the duties of those responsible for this report, the details of the steps taken to fit up the building are omitted, remarking that the \$20,000 was found to be insufficient for the purpose, and the Board of City Works were obliged to avail themselves of the power given the Mayor and Comptroller, in conjunction with two-thirds of the Board of Aldermen, to raise between \$3,000 and \$4,000 in excess of that sum. The building is fitted up in a respectable and substantial manner.

The new and elegant lamp posts in front of the building were placed there by the Board of City Works under direction of the

Common Council, and the cost charged to the account for lighting streets.

The amount appropriated for the expense of the investigation was \$165—for stenographer's fees, summoning witnesses, and procuring blanks.

The first telephone used for journalistic purposes was placed in the telegraph room of the Board of Police in the new building, by the private enterprise of the Brooklyn Daily *Union-Argus*, on the 20th of April, 1878. The Aldermen in charge, with the architects and contractors, made a tour of inspection of the building previous to acceptance thereof from the contractors. They reported the fact, through the aid of the telephone, to the *Union-Argus* office, and it appeared in the afternoon edition of that paper a few minutes later.

An occurrence happened in the summer of 1877 which gave the committee some uneasiness. The iron beams for a portion of the floors were about being shipped from the works at Buffalo, when a mob seized upon the cars at that point and prevented their moving. A general strike prevailed along the railroad route by which the beams were to be shipped, and for upwards of three weeks the beams remained at Buffalo. Had the strike continued much longer, labor upon the building would have been necessarily suspended. As it was, only a few days were lost, which were quickly made up by increased activity on the part of the contractor, Mr. SEXTON.

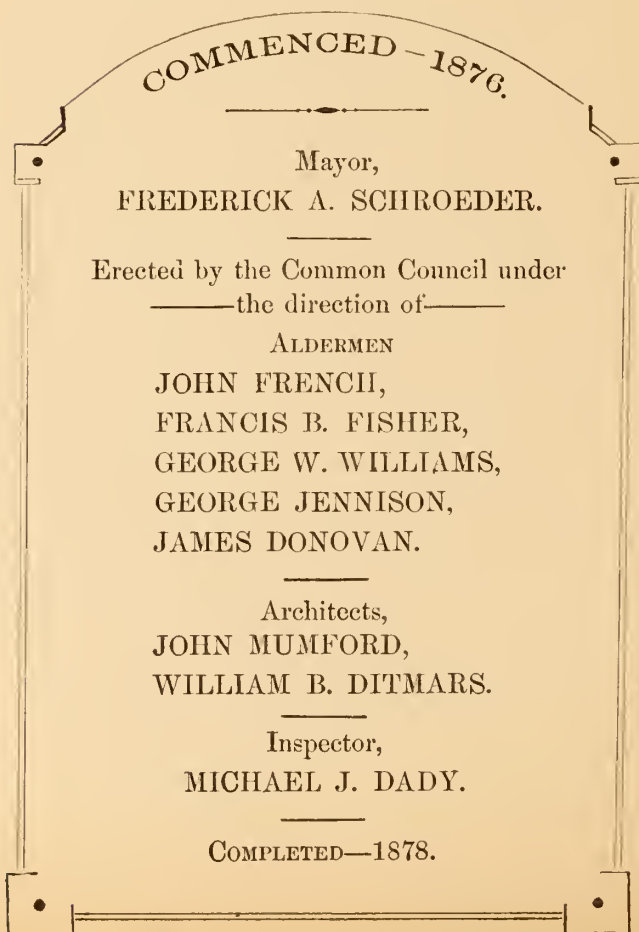
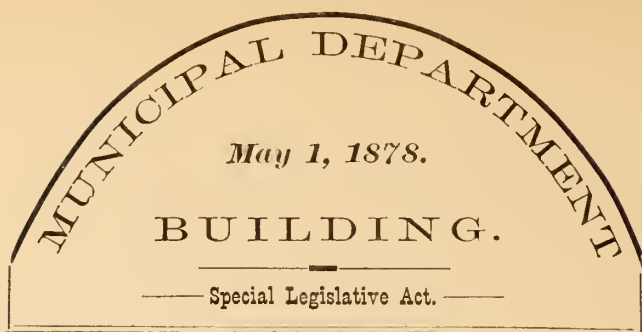
The mason contractor was also given some annoyance, and some delay occurred in consequence of a strike by the mason laborers. They were getting \$1.75 per day, and struck for \$2 per day. After considering the matter two or three days, the contractor concluded to pay the price demanded. The laborers then

refused to resume work unless Mr. Lamb discharged the non-society bricklayers in his employ. This demand he refused to accede to, and succeeded in procuring other laborers at the increased price. The work was suspended about three weeks in consequence of this difficulty.

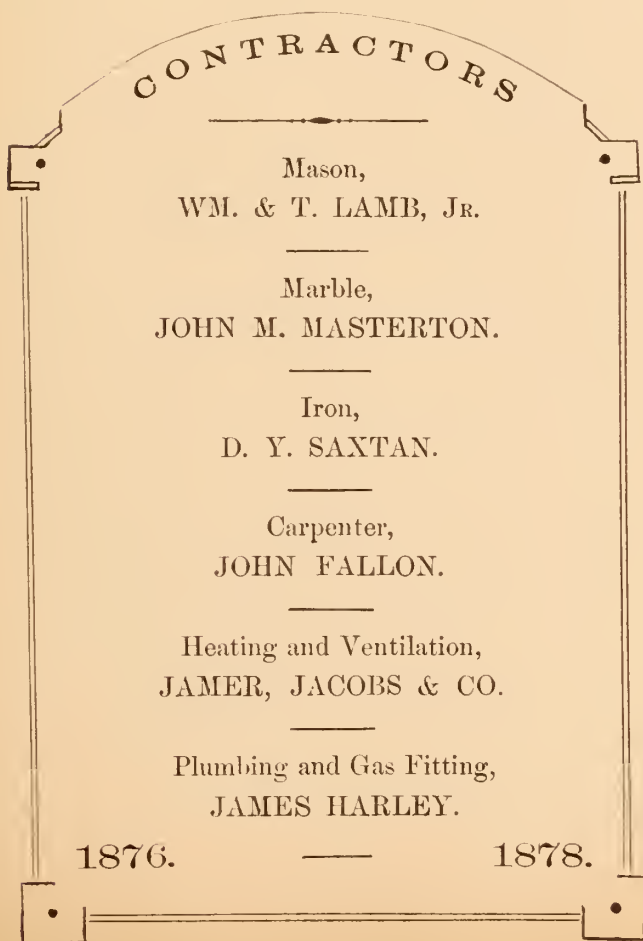
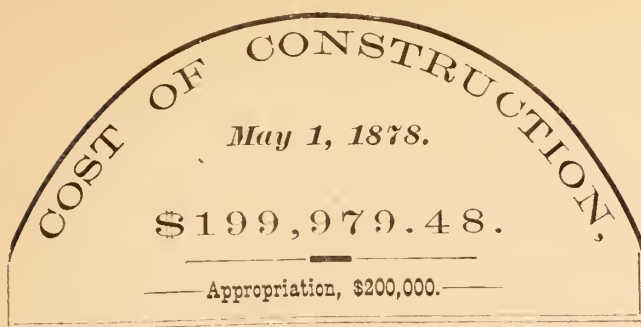
After the plans had been adopted by the committee, and the building nearly completed, some of the departments desired changes to be made, mainly in partitions and location of doors. By resolutions of the Common Council from time to time these changes were ordered, the cost thereof to be defrayed by the departments requiring the same. Some of these changes have proved to have been unwise, and are about to be remedied; others are very satisfactory. There are a few, and but a very few, rooms not well adapted to the wants of their occupants; but as the force gets settled, these inequalities can be readily adjusted.

Among the changes made from the original plans was the substitution of brick arches in the floors for "WANNER's Fireproof Material." The occasion of this change was the neglect of Mr. WANNER (a sub-contractor of Messrs. LAMB, the mason contractors) to provide the material when required. The delay necessary to enforce the terms of the contract would have endangered the completion of the building in time for the intended occupancy. The committee, under advice of the architects, ordered the change. The brick arches proved a saving in price, and are equally, if not more, satisfactory. The fireproof material is, however, used in the partitions and Mansard roof.

TABLET IN MAIN CORRIDOR.



TABLET IN MAIN CORRIDOR



CHANGES FROM SPECIFICATIONS.

ADDITIONS.

| | |
|--|---------|
| Change face brick, from basement sills, to underside of water table, from rough brick to Colaburg brick..... | \$37 00 |
| Doorway in brick wall in Tax office increased in width one foot, eight inches, and one new door | 45 00 |
| Rear wall of fourth story increased in thickness..... | 60 90 |
| Letters "A. D." substituted for figures 1876 on marble panel in front..... | 75 00 |
| Resetting panel..... | 10 00 |
| Cutting two marble sills..... | 10 00 |
| Paint galvanized iron cornices over marble front on inside | 15 00 |
| Change leaders in size from four inches to five inches.... | 40 00 |
| Change flooring from four and one-half inches to three inches on first three floors..... | 594 00 |
| Change location of gas drops in ceiling.. .. | 45 60 |
| Sewer connections extended one on each side of building | 34 20 |
| Alteration of four pediments on main tower..... | 40 00 |
| Iron tank in place of brick return steam chest in boiler room..... | 80 00 |
| Alterations in granite steps in front to conform to grade. | 208 00 |
| Alterations in bluestone coping, blocks and steps in front to conform to change from straight lines to curved lines..... | 198 00 |
| An extra coat of plaster on stud partitions and lathwork | 250 00 |
| Paving boiler room with brick on edge instead of con- crete..... | 50 00 |
| Putting gas pipe and gas drop in tower..... | 14 60 |
| Adding base on stairs..... | 100 00 |

| | |
|--|---------|
| Extra moulding on window sills made necessary by ventila- | |
| lating plans..... | \$40 00 |
| Two white marble tablets in corridor..... | 50 00 |
| Iron for same..... | 10 00 |
| Two dome sash and colored glass in centre of building.. | 56 00 |
| Seven hundred feet spruce 4x4 strips for roof..... | 14 00 |
| Repairing damage to flooring..... | 5 00 |
| Black walnut box for reporters..... | 10 00 |
| Sheet iron cover for steam pipes on first corridor floor.. | 40 00 |
| Alteration of door and partition on second story | 13 75 |
| Alteration of door, third story..... | 7 25 |
| Three cesspools on south side, connecting with sewer... | 24 20 |
| Building steam slots on second story..... | 75 00 |
| Furring hall, second story..... | 12 00 |
| Gas fitting and sewer connections..... | 76 50 |
| Cesspool connections..... | 12 65 |
| Extension of water connection..... | 13 60 |
| Fences and gates, front and rear (temporary).... | 47 00 |
| Ten pounds copper wire to fasten cornices..... | 6 00 |
| Building in water boxes..... | 16 00 |
| Building recesses in second and third stories..... | 20 00 |
| Extra brick work in fourth story over columns..... | 37 29 |
| Extra brick work in fourth story corridor and cross walls | |
| 9 inches higher than plans..... | 94 18 |
| Extra digging in rear..... | 137 25 |
| Iron brackets under stairs..... | 106 00 |

CONTINGENCIES.

| | |
|--|---------|
| Fence in front of building during cellar-digging. | \$11 25 |
| Printing proposals and circulars..... | 11 25 |
| Indexing Minutes of Common Council for use of Commit- | |
| tee | 25 00 |

| | |
|--------------------------------------|---------|
| Surveying the land..... | \$25 00 |
| Blank record book for Committee..... | 2 25 |

DEDUCTIONS.

| | |
|--|----------|
| Change from Wanner's fireproof material to brick arches | \$535 00 |
| Mason work, change in height of cellar walls..... | 100 00 |
| Mason work, east wall, shorter than plan, found necessary on a re-survey..... | 202 54 |

OFFSETS—NO ADDITIONAL COST OR DEDUCTION.

Smoke flue from boiler to chimney changed from cast iron to wrought iron.

Knowles' pump changed to Davidson's pump.

Change of size of courses of flagging in front to meet change of coping.

Ventilating pipes in fourth floor omitted.

Water tube increased from 6x8 inches to 6x13 inches.

Flag poles increased in size and length.

A portion of the head lights not hung.

Cast instead of wrought iron lintels over the basement windows.

First tier of beams rest on instead of framing into the girders.

This made a stronger floor, but reduced the cost.

Third and fourth tiers rest on instead of framing into the girders. This change was made necessary, the committee having changed these beams from wood to iron. The 36-inch columns supporting these beams having been cast for wooden girders below the beams, new columns would have been necessary if the original plans had been carried out.

All the corridor antæes were cast $\frac{3}{4}$ instead of $1\frac{1}{4}$ inches thick.

The girders of the third and fourth tiers were put in $12\frac{1}{4}$ inches deep instead of 15 inches.

Walnut rails on principal stairs and well-holes omitted and iron substituted.

Five cast iron lintels over the vault doors.

Three cast iron beams over the fourth story corridor columns ; two 7 feet 9 inches long, and one 10 feet 6 inches long.

Six 12 $\frac{1}{4}$ -inch rolled iron lintels over the front windows, to add extra support to girders.

Six tie rods to anchor vault arches.

Forty-four wrought iron plates to support ends of beams which came into reecesses.

Iron facias around stairways.

Anchor rods and plates for arches in west tower, over police entrance.

ALTERATIONS BY DEPARTMENTS.

Extra cost of alterations ordered by departments and paid for out of their own respective funds :

| | |
|---------------------------------|----------|
| Board of Health..... | \$250 00 |
| Board of City Works..... | 149 90 |
| Board of Police and Exeise..... | 418 55 |

BILLS AUDITED.

Following is a statement of the bills audited by City Auditor, WM. S. SEARING, at their respective dates, and subsequently paid by Comptroller WM. BURRELL, and charged to Construction Fund :

FOR PLANS.

| | | |
|------------|-------------------------|----------|
| 1876—Sept. | 1. J. H. Cornell, Jr... | \$50 00 |
| “ Sept. | 20. C. F. Isenach..... | 50 00 |
| “ Oct. | 5. Wm. A. Mundell... | 50 00 |
| “ Nov. | 1. M. J. Morrell..... | 50 00 |
| “ Dec. | 22. Arthur Crooks..... | 50 00 |
| | | <hr/> |
| | | \$250 00 |

SURVEYOR'S FEES.

| | | | |
|-----------|-----|-------------------|---------|
| 1876—Nov. | 20. | Silas Ludlam..... | \$25 00 |
|-----------|-----|-------------------|---------|

ARCHITECTS' FEES.

| | | | |
|-----------|-----|-------------------|------------------|
| 1876—Nov. | 10. | John Mumford.... | \$1,250 00 |
| 1877—Aug. | 31. | “ “ | 625 00 |
| 1878—June | 12. | “ “ | 625 00 * |
| 1876—Nov. | 10. | Wm. B. Ditmars... | 1,250 00 |
| 1877—Aug. | 31. | “ “ ... | 625 00 |
| 1878—June | 12. | “ “ ... | 625 00 * |
| | | | <hr/> \$5,000 00 |

VENTILATING PLANS AND SPECIFICATIONS.

| | | | |
|-----------|----|-------------------|----------|
| 1877—Jan. | 9. | L. W. Leeds & Co. | \$750 00 |
|-----------|----|-------------------|----------|

INSPECTORS' SALARIES.

| | | | |
|-----------|-----|--------------------|------------------|
| 1877—Jan. | 31. | Michael J. Dady... | \$120 00 |
| “ Feb. | 28. | “ “ | 120 00 |
| “ March | 31. | “ “ | 120 00 |
| “ April | 30. | “ “ | 120 00 |
| “ May | 31. | “ “ | 120 00 |
| “ June | 30. | Michael J. Dady... | 120 00 |
| “ July | 31. | “ “ | 120 00 |
| “ Aug. | 31. | “ “ | 120 00 |
| “ Sept. | 30. | “ “ | 120 00 |
| “ Oct. | 31. | “ “ | 120 00 |
| “ Nov. | 30. | “ “ | 120 00 |
| “ Dec. | 31. | “ “ | 120 00 |
| 1878—Jan. | 31. | “ “ | 120 00 |
| “ Feb. | 28. | “ “ | 120 00 |
| | | | <hr/> \$1,680 00 |

FENCING.

| | | | |
|------------|-----|---------------------|---------|
| 1876—Sept. | 26. | H. D. Southard..... | \$11 25 |
|------------|-----|---------------------|---------|

* Certified, but not audited at date of publication.

INDEXING MINUTES OF COMMON COUNCIL FOR USE
OF COMMITTEE.

| | | | |
|-----------|-----|---------------------|---------|
| 1878—Jan. | 16. | Isaac B. Crane..... | \$25 00 |
|-----------|-----|---------------------|---------|

PRINTING AND BLANK BOOK.

| | | | |
|-----------|----|---|---------|
| 1877—Jan. | 4. | Brooklyn <i>Daily Ar-</i> <i>gus</i> | \$11 25 |
|-----------|----|---|---------|

| | | | |
|------------|-----|----------------------------|------|
| 1878—April | 30. | R. M. Whiting & Co..... | 2 25 |
|------------|-----|----------------------------|------|

\$13 50

.CONTRACTS.

| | | | |
|-----------|-----|---|----------|
| 1876—July | 22. | Thos. Gleavy, exca- vating cellar..... | \$765 00 |
|-----------|-----|---|----------|

| | | | |
|--------|-----|---|--------|
| " Aug. | 11. | Thos. Gleavy, exca- vating cellar..... | 821 20 |
|--------|-----|---|--------|

\$1,586 20

| | | | |
|------------|-----|---------------------------------------|------------|
| 1877—April | 19. | W. & T. Lamb, Jr., mason work..... | \$8,000 00 |
|------------|-----|---------------------------------------|------------|

| | | | |
|-------|-----|---------------------------------------|----------|
| " May | 23. | W. & T. Lamb, Jr., mason work..... | 4,500 00 |
|-------|-----|---------------------------------------|----------|

| | | | |
|--------|-----|---------------------------------------|----------|
| " June | 19. | W. & T. Lamb, Jr., mason work..... | 4,500 00 |
|--------|-----|---------------------------------------|----------|

| | | | |
|--------|-----|---------------------------------------|----------|
| " July | 25. | W. & T. Lamb, Jr., mason work..... | 7,000 00 |
|--------|-----|---------------------------------------|----------|

| | | | |
|---------|-----|---------------------------------------|-----------|
| " Sept. | 29. | W. & T. Lamb, Jr., mason work..... | 15,500 00 |
|---------|-----|---------------------------------------|-----------|

| | | | |
|--------|-----|---------------------------------------|-----------|
| " Nov. | 24. | W. & T. Lamb, Jr., mason work..... | 10,000 00 |
|--------|-----|---------------------------------------|-----------|

| | | | |
|-----------|-----|---------------------------------------|--------|
| 1878—Jan. | 16. | W. & T. Lamb, Jr., mason work..... | 581 58 |
|-----------|-----|---------------------------------------|--------|

| | | | |
|---------|-----|---------------------------------------|----------|
| " April | 16. | W. & T. Lamb, Jr., mason work..... | 5,000 00 |
|---------|-----|---------------------------------------|----------|

| | | | |
|-------|----|---------------------------------------|----------|
| " May | 2. | W. & T. Lamb, Jr., mason work..... | 6,229 00 |
|-------|----|---------------------------------------|----------|

\$61,310 58

| | | | | |
|---|-----|--------------------------------|---------|-------------|
| 1877—April | 27. | D. Y. Saxtan, iron | | |
| | | work..... | \$6,500 | 00 |
| “ May | 26. | D. Y. Saxtan, iron | | |
| | | work..... | 7,500 | 00 |
| “ June | 19. | D. Y. Saxtan, iron | | |
| | | work..... | 8,500 | 00 |
| “ July | 11. | D. Y. Saxtan, iron | | |
| | | work..... | 9,351 | 00 |
| “ Sept. | 6. | D. Y. Saxtan, iron | | |
| | | work..... | 4,500 | 00 |
| “ “ | 17. | D. Y. Saxtan, iron | | |
| | | work. | 2,500 | 00 |
| “ Dec. | 1. | D. Y. Saxtan, iron | | |
| | | work.... | 3,600 | 00 |
| 1878—March | 1. | D. Y. Saxtan, iron | | |
| | | work..... | 4,000 | 00 |
| | | | <hr/> | |
| | | | | \$46,451 00 |
| (A deduction was made from Saxtan's contract of \$440 for 88 iron ventilating boxes not required. Overpayment of \$6 adjusted on final settlement.) | | | | |
| 1877—July | 21. | D. D. Boyce, iron anchors..... | | \$302 52 |
| (A deduction from Boyce's contract of \$237.38—anchors not required.) | | | | |
| 1877—June | 15. | J. M. Masterton, | | |
| | | marble work..... | \$1,350 | 00 |
| “ June | 15. | J. M. Masterton, | | |
| | | marble work..... | 6,750 | 00 |
| “ June | 29. | J. M. Masterton, | | |
| | | marble work..... | 7,200 | 00 |
| “ July | 24. | J. M. Masterton, | | |
| | | marble work..... | 5,400 | 00 |

| | | | | |
|-----------|-----|----------------------|---------|-------------------|
| 1878—Jan. | 16. | J. M. Masterton, | | |
| | | marble work. | \$7,000 | 00 |
| “ June | 7. | J. M. Masterton, | | |
| | | marble work. | 500 | 00 |
| | | | | <hr/> \$28,200 00 |
| 1877—Aug. | 1. | J. Fallon, carpenter | \$3,422 | 00 |
| “ Nov. | 15. | “ “ | 9,000 | 00 |
| “ Dec. | 21. | “ “ | 3,500 | 00 |
| 1878—Jan. | 25. | “ “ | 5,000 | 00 |
| “ Feb. | 23. | “ “ | 7,000 | 00 |
| “ March | 20. | “ “ | 3,000 | 00 |
| “ June | 3. | “ “ | 5,192 | 00 |
| | | | | <hr/> \$36,114 00 |
| 1877—Aug. | 28. | Jas. Harley, plumb- | | |
| | | ing and gas fitting | \$800 | 00 |
| “ Oct. | 15. | Jas. Harley, plumb- | | |
| | | ing and gas fitting | 800 | 00 |
| “ Nov. | 9. | Jas. Harley, plumb- | | |
| | | ing and gas fitting | 1,000 | 00 |
| 1878—Feb. | 13. | Jas. Harley, plumb- | | |
| | | ing and gas fitting | 2,000 | 00 |
| “ May | 3. | Jas. Harley, plumb- | | |
| | | ing and gas fitting | 343 | 00 |
| | | | | <hr/> \$4,943 00 |
| 1877—Nov. | 10. | Jamer, Jacobs & Co., | | |
| | | heating and ven- | | |
| | | tilating. | \$3,500 | 00 |
| “ Dec. | 21. | Jamer, Jacobs & Co., | | |
| | | heating and venti- | | |
| | | lating | 2,000 | 00 |

| | | | | |
|-----------|-----|--|------------|-------------|
| 1878—Jan. | 16. | Jamer, Jacobs & Co., heating and venti- lating | \$2,500 00 | |
| “ May | 3. | Jamer, Jacobs & Co., heating and venti- lating | 3,330 00 | \$11,330 00 |
| | | | <hr/> | |

EXTRA WORK.

| | | | | |
|-----------|-----|---|----------|------------|
| 1878—Jan. | 16. | J. Harley, plumbing | \$197 15 | |
| “ May | 2. | W. & T. Lamb, ma- son work | 183 28 | |
| “ April | 29. | John Fallon, carpen- ter work | 922 00 | |
| “ June | 10. | John Seton, galvan- ized iron work . . . | 46 00 | |
| “ “ | 10. | John M. Masterton, marble work | 303 00 | |
| “ May | 8. | Jamer, Jacobs & Co., heating and venti- lating work | 120 00 | |
| “ “ | 3. | H. P. Bloor | 56 00 | |
| “ June | 1. | Jordan & Son white marble tab- let | 50 00 | |
| “ “ | 10. | D. Y. Saxtan, iron work | 116 00 | |
| | | | <hr/> | \$1,993 43 |
| | | | | <hr/> |

RECAPITULATION.

CONTRACTS.

| | | |
|--|------------|--------------|
| Excavating cellar..... | \$1,586 20 | |
| Mason work..... | 61,310 58 | |
| Iron work..... | 46,885 00 | |
| Iron anchors..... | 540 00 | |
| Carpenter work..... | 36,114 00 | |
| Marble work..... | 28,200 00 | |
| Plumbing and gas fitting..... | 4,943 00 | |
| Heating and ventilating | 11,330 00 | |
| | <hr/> | \$190,908 78 |
| Premium on plans..... | \$250 00 | |
| Architects' fees..... | 5,000 00 | |
| Surveyor's fees..... | 25 00 | |
| Plans for heating and ventilating..... | 750 00 | |
| Inspector, fourteen months..... | 1,680 00 | |
| Fencing in front of cellar..... | 11 25 | |
| Indexing Minutes..... | 25 00 | |
| Printing Proposals and Minute book.. | 13 50 | |
| | <hr/> | 7,754 75 |

EXTRA WORK.

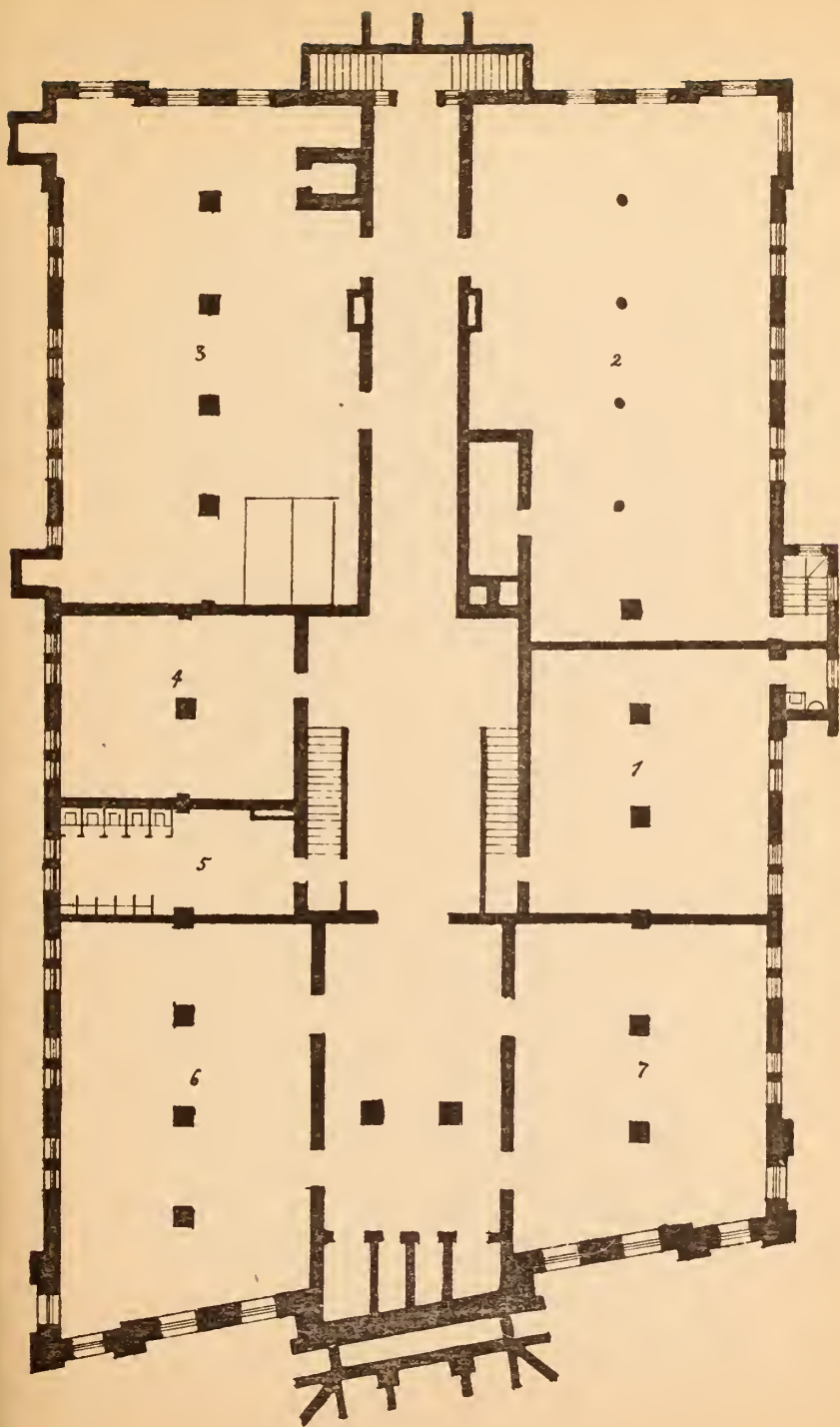
| | | |
|------------------------------|--------|--------------|
| Iron work..... | 116 00 | |
| Mason work..... | 183 28 | |
| Carpenter work..... | 922 00 | |
| Galvanized iron work..... | 46 00 | |
| Plumbing work..... | 197 15 | |
| Marble work..... | 303 00 | |
| Heating and ventilating..... | 120 00 | |
| Dome sash and glass..... | 56 00 | |
| Marble tablets..... | 50 00 | |
| | <hr/> | 1,993 43 |
| | | <hr/> |
| | | \$200,656 96 |

DEDUCTIONS.

| | | |
|-----------------------------|----------|--------------|
| Iron anchors..... | \$237 48 | |
| Iron ventilating boxes..... | 440 00 | |
| | <hr/> | \$677 84 |
| Cost of building..... | | \$199,979 48 |
| Surplus..... | | 20 52 |
| | | <hr/> |
| Appropriation..... | | \$200,000 00 |

BASEMENT.

- Room No. 1—Searcher's Room, Department of Collection.
‘ 2—Police Drill Room.
“ 3—Boiler and Fuel Room.
“ 4—Store Room, Department of Health.
“ 5—Public Water-closets.
‘ 6—Store Room, Department of City Works.
“ 7—General Store Room.



Plan of Basement.

FIRST STORY.

Department of Collection.

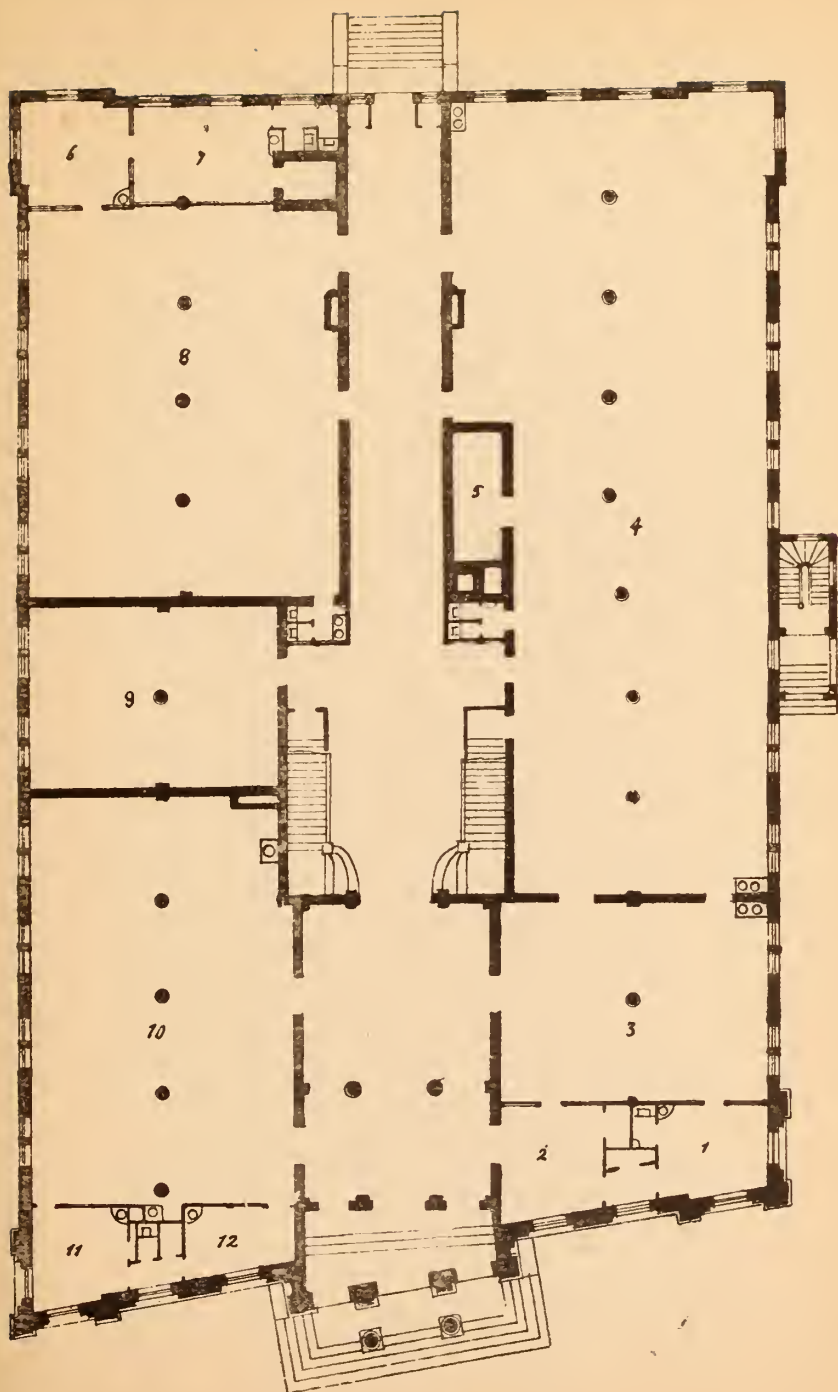
- ROOM No. 1—Collector's Private Room.
“ 2—Deputy Collector's Room.
“ 3—Cashier's Room.
“ 4—Bill and Assessment Room.
“ 5—Cash book Room.

Registrar of Water Rates.

- ROOM No. 6—Registrar's Private Room.
“ 7—Cashier's Room.
“ 8—General Business Room.
“ 9—Map Room.

Registrar of Arrears.

- ROOM No. 10—General Business Room.
“ 11—Registrar's Private Room.
12—Deputy Registrar's Room.



Plan of First Story

SECOND STORY.

Department of City Works.

Room No. 1—Commissioner's Private Room.

" 2— " " "

" 3— " " "

" 4—Secretary's Clerk's Room.

" 5—Waiting Room.

" 6—Board Room.

" 7—Secretary's Room.

" 8—Store Room.

" 9—Accountant's Room.

Department of Health.

Room No. 10—Counsel's Room.

" 11—Inspector's Room.

" 12—Sanitary Inspector's Room.

" 13—Office for Permits and Complaints.

" 14—President's Room.

" 15—Store Room.

" 16— " "

" 17—Waiting Room.

" 18—Board Room.

" 19—Secretary's Room.

" 20—Registrar's Room.

" 21—Registrar's Private Room.

" 22—Vaccinating Room.

Department of Assessment.

Room No. 23—Board Room.

" 24—President's Room.

" 25—General Business Room.

Department of Police and Excise.

Room No. 26—General Muster Room.

" 27—Battery Room.

" 28—Telegraph Superintendent's Work Room.

" 29—Telegraph Room.

" 30—Waiting Room.

" 31—Inspector's Private Room.

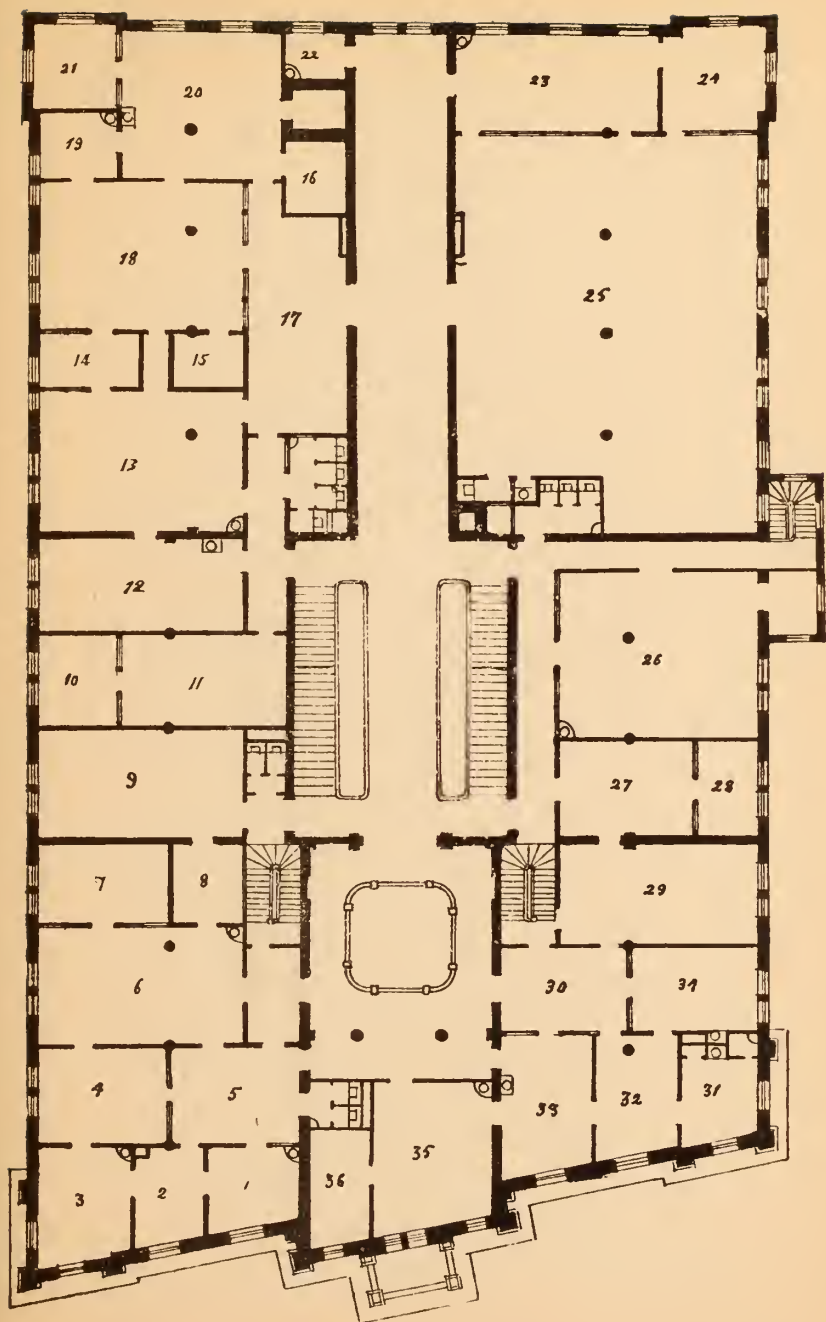
" 32—Inspector's Room.

" 33—Superintendent's Clerk's Room.

" 34—Detective's Room.

" 35—Superintendent's Room.

" 36—Superintendent's Private Room.



Plan of Second Story.

THIRD STORY.

*Department of City Works.**Engineer's Bureau.*

- Room No. 1—Chief Engineer's Room.
 “ 2—Waiting Room.
 “ 3—Assistant Engineer's Room.
 “ 4—Engineer's Clerk's Room.
 “ 5— “ “ “
 “ 6—Drawing Room.
 “ 7—Clerk's Room.
 “ 8—Assistant Engineer's Room.
 “ 9—Drawing Room.
 “ 10—Store Room.
 “ 11—Superintendent of Sewers Room.

Purveyor's Bureau.

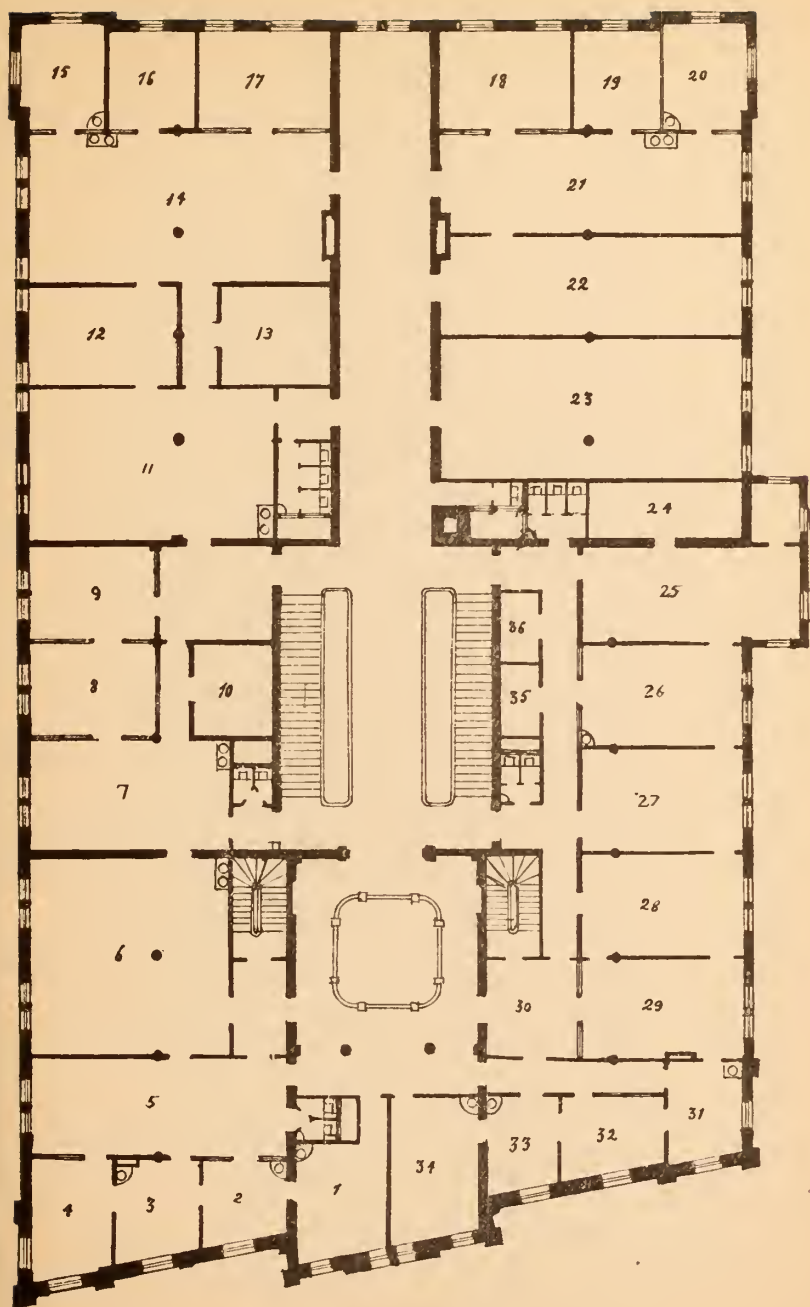
- Room No. 12—Drawing Room.
 “ 13—Store Room.
 “ 14—Clerk's Room.
 “ 15—Purveyor's Private Room.
 “ 16—Deputy Purveyor's Room.
 “ 17—Permit Clerk's Room.

Bureau of Supplies.

- Room No. 18—Permit Clerk's Room.
 “ 19—Clerk's Room.
 “ 20—Superintendent's Room.
 “ 21—General Business Room.
 “ 22—Sewer Assessment Room.

Department of Police and Excise.

- Room No. 23—Trial Room.
 “ 24—Store Room.
 “ 25—Excise Bureau.
 “ 26—Property Clerk's Room.
 “ 27—Deputy Clerk's Room.
 “ 28—Chief Clerk's Room.
 “ 29—Board Room.
 “ 30—Waiting Room.
 “ 31—Commissioner's Room.
 “ 32— “ “
 “ 33—Bookkeeper's Room.
 “ 34—Commissioner's Room.
 “ 35—Store Room.
 “ 36— “ “



Plan of Third Story.

FOURTH STORY.

Department of Police and Exercise.

Room No. 1—Reporters' Room.

“ 2—Boiler Inspector's Room.

“ 3—Drill Captain's Room.

“ 4—Female Searcher and Janitor's Room.

“ 5— “ “ “ “ “

“ 6— “ “ “ “ “

“ 7— “ “ “ “ “

“ 8—Surgeon's Room.

“ 9—Detective's Sleeping Room.

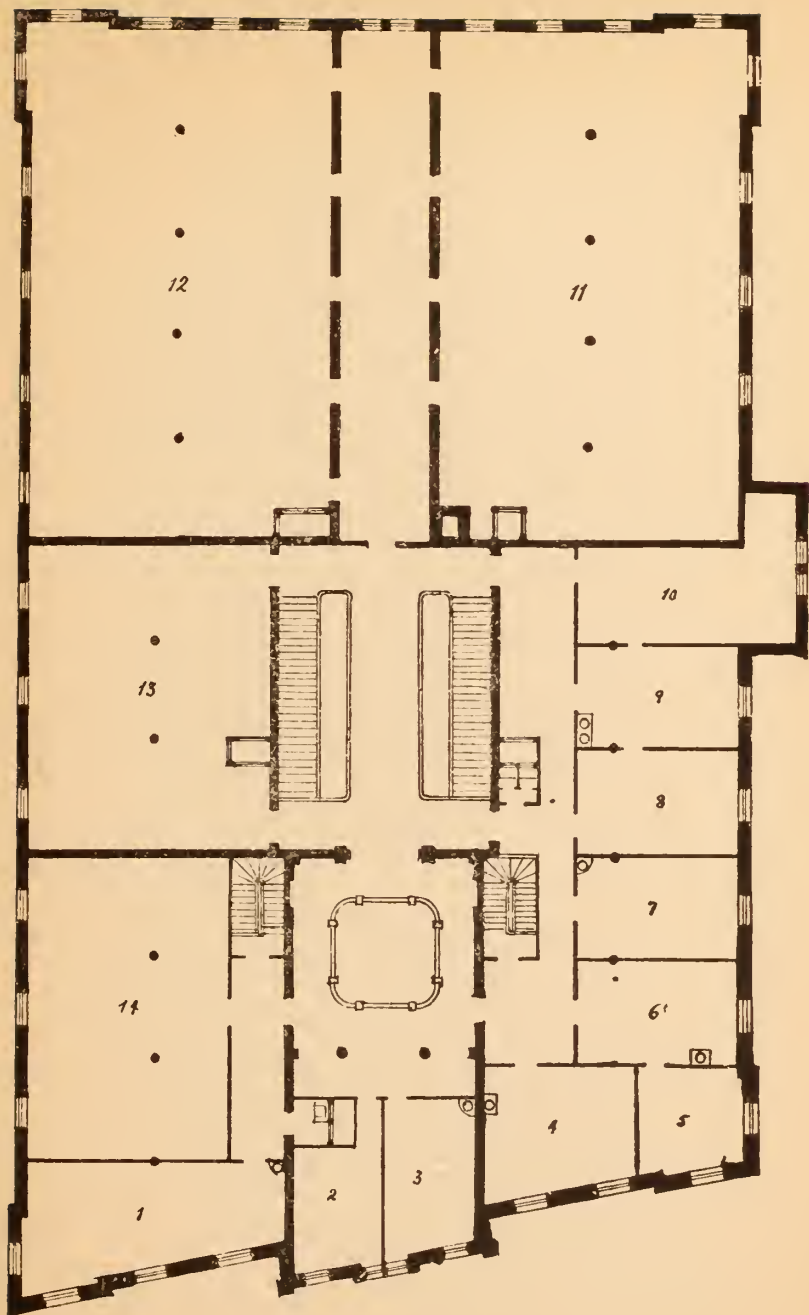
“ 10—Cloth Room.

“ 11—Ballot Box Store Room.

“ 12—Vacant Room, unfinished.

“ 13— “ “ “

“ 14— “ “ “



Plan of Fourth Story.

ARCHITECTURAL DESCRIPTION.

FURNISHED BY THE ARCHITECTS.

The façade fronting on Joralemon street is of Westchester marble, from the quarries of John M. Masterton, Esq., at Tuckahoe, N. Y.

It is in the Renaissance style of the French and Italian schools, with towers at each angle, and a centre pavilion, the towers projecting one foot six inches, and having a width of fourteen feet, returning on east and west sides; the pavilion centre projecting four feet six inches and being thirty feet eight inches in width, with the centre of same broken with an eight-inch projection twelve feet six inches wide. The small towers are surmounted with broken segment cornices, ornamental dormers with pediments and hood with crestings, and mansard roofs with ornamental crestings, and flagstaff sixty feet high. The decks of towers are eighty-four feet above curb. The centre pavilion is surmounted by a broken mansard roof, main cornices as above, ornamental deck cornices, and a dome roof with finial, the highest point being one hundred and thirty-five feet above curb.

The first story is rustic ashler, eight inches thick, in thirteen courses, broken at angles of towers and pavilion, with reveal jambs to windows six inches, molded and carved key-stones, and molded panels under the windows. This story is surmounted with a carved and molded modillion cornice course. Extending from top of the cornice to the main upper cornice line of the building, at the angles of towers, are placed pilasters, eight inches projection, with carved capitals, panelled and molded pedestals, molded bases, volutes and ornamental bands, the latter one-third the height of the pilaster. The same style of pilaster is also placed at each side and angle of pavilion centre, six inches projection, extending to an architrave and freize course on line with main cornice, with a sill course for the fourth story, upon which freize is cut in raised block letters the words "*Municipal Department Building.*" From thence pilasters are extended with capitals, etc., as above,

to the deck of main roof, surmounted with a cornice same as main cornice below, with a broken segment, upon which is placed a dormer window, with hood; that, again, surmounted by ornamental band moldings, and a pediment centre on each side, with dome roof, above alluded to, over same, in each side of which is placed a circular or bull's-eye window of ornamental design and finish. In mansard roof, below each side of pavilion roof, is an oval window of ornate design.

The windows of second story have panelled and molded pedestals with bases, molded sill courses, 8x8 inch champhered pilasters, and molded and carved trusses, molded freizes and cornices, six-inch reveal jambs and molded panels. Those in towers, at angles of the building, have pediment cornices; and that in centre of pavilion, over portico, is a mullion window, with a segment cornice.

The windows of third story of towers and pavilion are supported on cornices of those below by console brackets or corbels, and molded panels. The remaining windows of this story are trimmed with molded sills and corbels, plain champhered broken head architraves, all 8x6 inches and six-inch reveal jambs. The centre window of pavilion of this story has an ornamental carved tracery work architrave.

The fourth story windows of pavilion centre have semicircular heads with plain architrave, eight-inch reveal, with plain key-stones.

Dormer windows in mansard roofs are of galvanized iron, with panelled and molded pilasters and reveal jambs, with pedestal bases and pediment cornices, all supported by cornice blockings. The mansard roofs and towers are surmounted with galvanized iron deck moldings, cornices, etc., and angle molds, reachings, etc., of bold design and finish, and also surmounted with ornamental iron crestings in blue and gold.

The entrances, three in number, are through the centre or pavilion, with granite steps and platforms, the central entrance being seven feet, and those each side five feet wide. All semi-

circular arches through rustic ashler, two feet reveal, with voussoirs, and molded and carved key-stones. Over the central entrance is a portico projecting six feet, with carved and molded columns and pilasters, with raised bands, volutes and molded bases, and granite pedestal bases. The columns are surmounted with molded architrave, panelled ceiling, modillion cornice, and Corinthian balustrade, panelled and molded pedestals with ornamental urns, and stone roof, with windows of centre of pavilion extending to said roof. The granite steps to entrance extend into inner vestibule, the run being broken by two platforms of four and six feet each.

The outer entrances are secured by fancy wrought iron gates, opening inward into the main vestibule through inner vestibule doors, which swing both ways, with the Buckman patent spring hinge, and plate glass in upper panels. When in principal vestibule, which is 15x24 feet, the passage is through under the arcade of same. This is supported by two 14-inch ornamental columns, and two pilasters, from which arches are sprung, handsomely molded and finished with architraves and key-stones. The passage from thence is to lobby under dome, 24x24 feet, which is lighted from roof, with well openings in each floor above, around which are placed ornamental iron rails with fancy newel posts, and a double hipped galvanized iron (Seton's patent) skylight for roof of dome, with ventilation. From the above vestibule and lobby, on either side are doors in centre of spaces between walls, columns or pilasters, so placed as to preserve the uniformity of appearance, which doors open to the offices of the Tax Collector on one side, and Registrar of Arrears on the other. On rear wall of dome are engraved columns and pilasters, with arches, etc., corresponding with those before described. (These appear on each story.) On first story on each side of centre arch is placed the tablets, which are of black marble with gilt lettering. Over these, in panels immediately under each and to the line of the abacus of the pilasters, are placed white marble tablets, with gilt letters. Passing on through the centre arch, which is ten feet wide (elliptic),

the principal stairways are located, occupying a space, with corridor between, of 28x39 feet, on each side of which is a flight of iron stairs five feet six inches wide, with two platforms to each, leading to each story; each lighted over head in roof by a skylight 4x10 feet, to each well or cylinder, which is three feet wide. At foot of stairs, on main corridor, are placed ornamental iron newels one foot six inches square and six feet high, upon which are placed bronze standard newel lights. Under these stairs are entrances by stairways, to the basement, from corridors, and tax collector's office, to searcher's room in basement.

The balance of the corridors, which extend through to rear of the building, are twelve feet wide, from which large double doors open to the various offices or departments. At the head of the principal stairs and passing to the right or the left of the division walls, toward the front, are private corridors, leading to the private stairways, for the use of the departments and divisions of same, which occupy portions of the several floors. This is done to better accommodate the several departments; as, for instance, by a reference to the diagrams it will be seen that the Department of Police and Excise occupy portions of the second, third, and fourth floors, on the west side. The whole of this Department could not well be accommodated on one floor, to the exclusion of other departments, which the public have occasion to visit. The portions of this Department which the public are compelled to most frequently visit, the architects endeavored to keep as near to the lower floors as possible. The same applies to the Board of City Works, which is located on the east side of corresponding floors. The heads of the various Departments were consulted in relation thereto, the whole being arranged with the view of harmonizing their several interests.

The wells on each floor under dome, have circular corners, at which are placed ornamental gas brackets, also at head of principal stairways. Pendant and bracket lights are throughout corridors, rooms, etc.

The first story corridor extends through, with an entrance on rear, with vestibule doors.

At the centre, on the west side of the building, is a tower twenty-two feet wide, eight feet projection, surmounted with mansard roof, the deck of which is eighty-eight feet above sidewalk. In the cellar and first story of the tower are located the private or principal stairways, for the use of the Police Department, which extend to the second floor, where the same connect with a transverse corridor which passes the squad room and connect with the private corridor and stairways to floors above, also with the principal corridors.

WORK AND MATERIAL.

The foundation walls are started ten feet below curb.

The footing courses for front walls, and that portion of side walls which form towers, are five feet wide and twelve inches thick. The side and rear walls have footing courses four feet long, three feet wide, and one foot thick.

All the interior twelve-inch walls have footings three feet long, two feet wide and one foot thick. All other interior walls have footings not less than three feet long and three feet wide.

All piers and columns have double footings four by four feet in one stone for upper course, and two stones three by six feet, for lower course, with dressed beds.

Chimney and vaults have double footings one foot thick.

All the above footings are of the best Greenwich stone, laid with a derrick, and all bedded in six inches thick of cement; also, concrete footings under all stoop walls and steps.

On top and centre of all footing courses are started the brick walls. Those of side and rear are carried up to the water tables, twenty-four inches thick, laid solid in cement and sand mortar, and thence to the top of the cornices, eighteen inches thick, formed of two eight-inch walls with two inches hollow space between, tied together every two feet in every sixth course with cast iron anchors. The front wall of cellar and sides forming

towers are built solid, three feet thick, and above same to cornice, two feet four thick, including ashler. The area walls and foundations for stoop and porch are all of brick, laid in solid lime and cement mortar, and for the support of the front platforms twelve-inch arches are sprung from wall to wall.

The corridor walls are commenced as above, on footings twenty inches thick up to first tier of beams, thence to fourth story sixteen inches thick, and from thence to roof beams twelve inches thick.

The main transverse walls are built from their footings to the first tier of beams sixteen inches thick, and above that to roof from twelve to sixteen inches, as required by the specifications and plans.

The short transverse walls of corridors are carried to the roof twelve inches thick.

The vault walls commence on the footings and are carried up to the first tier of beams twenty-four inches thick, thence to third tier twenty inches thick, and over each vault are turned a twelve-inch semicircular arch from wall to wall, and anchored with three-fourth-inch bolts. In each story is built into these walls an iron door frame; these walls are laid in clear cement and sand mortar.

The walls of the cash book room, tax department, are built as above.

The walls for the tower on the west side are sixteen inches thick in basement, thence to full height, twelve inches thick.

The walls for the chimney are sixteen inches thick from the footings to the roof, and carried up ten feet above roof, twelve inches thick. All the piers in the basement are two feet eight inches square.

The side walls from grade to cornice, including brick facias, are faced with Colaburg brown fronts, in cement and lime mortar.

The walls of outer vestibule are faced with Philadelphia pressed brick, in red mortar, with joints lined in black.

The other brick work is of the best Haverstraw Bay hard brick, laid in mortar, composed of two barrels of Rosendale cement, and

one of best Rockland lime, with proper proportions of clean sharp sand, made fresh every day. Arches are turned over all the door and window openings and between the antæ on the floor of main stairs in each story. All brick work is laid with full and flush joints struck smooth, and every sixth course a header course.

All walls exposed to the earth have a heavy coat of asphaltum applied before filling against.

All the windows in brick walls have eight-inch reveals.

The entire first, second, third and fourth stories, are filled between beams with four-inch brick arches in cement.

The greater portions of partitions throughout the building are of patent hollow tile, four inches thick, and all the rafters of mansard roof, which are iron, are also filled in between with same material, in same manner.

All the piers have bluestone bond blocks five inches thick in every two feet, and granite caps twelve inches thick. The entire cellar is concreted, except engine and boiler room, which is paved with brick on edge in concrete, and grouted.

There is one course of bluestone flagging on each side and rear of building, and thence out to Livingston street, in one course six feet wide. Bluestone sills to all sides and rear openings, water table on side and rear, 6x14; also bluestone foot blocks under each, iron beam on walls, granite blocks under girders where resting on walls, and bond blocks in walls in every two feet where such girders are located.

All the vaults and the cash book room have planed bluestone floors four inches thick.

All the steps, sills, platforms, etc., at the side and rear entrances are of fine-axed bluestone. All smoke flues are capped. Rear wall is coped with bluestone, 4x14. The roof of porch is of same material.

There is no plastering in basement, except in the Searcher's room, which is a hard finish, also all ceilings of stories above. Sand or stucco finish for all side walls.

The girders in each story, except roof, are of rolled iron—two fifteen-inch beams bolted together—and supported by fourteen, twelve, and eight-inch diameter cast iron columns, with ornamental capitals and bases resting one upon the other, and bolted together, with requisite plates and bolts. Each tier of beams, except those of roof, are of rolled iron, varying in depth from nine to fifteen inches, and weighing from seventy-five to a hundred and thirty-five pounds per yard, as per the several spaces required, and placed about four feet apart.

The deck or main roof beams are of spruce, 3x12 inches, placed sixteen inches from centres, and supported between walls with Georgia pine girders, 8x10 inches.

The mansard roofs are formed with 3x4-inch "T" iron rolled beams bolted to wall plates of rolled iron, $\frac{1}{2}$ x8 inches, well anchored to walls with three-quarter-inch bolts four feet long, built into walls three feet apart. The angle beams of central tower are nine inches, weighing seventy pounds per yard, and the small towers six inches, forty pounds per yard. Along the tops of these roof beams are bolted 4x6-inch angle irons to carry the wooden roof rafters, and over the heads of the dormer windows are bolted 3x3-inch angle iron.

The decks of all roofs are covered with one and a quarter-inch tongued and grooved white pine mill-worked roof plank, and they covered with double thickness of tarred felt, and then covered with best machine brand charcoal tin. All angle molds, reachings, cornices, dormer windows, etc., are of the best Bloom No. twenty-six galvanized iron, and all mansard roofs and towers are covered with 10x20 and 9x18-inch Chapman quarry black slate, well rendered in mortar, on the fireproof material.

The principal stairs from the first to the fourth story from the main corridors are of iron; also rail, balusters, newells, etc., all of artistic design. There are three flights of private stairways which are of wood; one from the cellar to the second story on the westerly side in tower, which is used as a private entrance for the police department, as hereinbefore described, the two others, from

the second to the fourth story on each side of principal corridor walls, near front, which are used for the department occupying rooms contiguous thereto, as also hereinbefore described, all of which are of Georgia pine, with two inch treads one and a quarter-inch risers molded walnut rails, two and a quarter-inch fancy turned balusters, and box strings. Each stairway is lighted from roof by suitable sized skylights of Seton's patent galvanized iron, and glazed with three-sixteenth inch ribbed or corrugated glass. On each side of main corridor walls, beside principal stairs, are private corridors leading to the above private stairways, the same being lighted by sash partitions dividing same from rooms on each side.

Also all partitions of interior are sash where required to utilize the light, or for ventilation.

All the floors, except those of principal corridors of first and second stories, are laid with $3\frac{1}{2} \times 1\frac{1}{4}$ -inch mill-worked Georgia pine on 2x5-inch spruce, placed twenty inches apart, and well secured to iron floor beams running crosswise of same, with pockets screwed down over all joints in gas or other pipes under same. The corridors of first and second stories are laid with best English encaustic tile, selected colors, and of beautiful design—this work being performed by Messrs. MILLER & COATES, of New York city.

The principal skylight or dome is fourteen feet square at base, of Seton's patent, with galvanized iron frames, ribs, bars, etc., and glazed with rough plate glass.

All the interior finish is of selected white pine, and painted three coats in parti-colors, and inside blinds to all windows except fourth story.

All the hardware is of Russell & Erwin's best manufacture, bronze furniture complete; all double doors have self-locking bolts; all doors opening to rooms from main corridors have three-sixteenth-inch flinted glass in upper panels, one light to each; all interior sash and sash doors are glazed with ground glass.

First story front sash is glazed with English polished plate, and all other front sash with twenty-six ounce English sheet, and

all other windows with first quality French sheet. All sash are furnished with real bronze lifts and pull plates. All doors entering rooms from main corridors have Buckman patent springs, japanned, with acorn tips.

All butts to doors are japanned, with real bronze acorn tips. The vestibule doors, front and rear, are hung with the Buckman patent spring hinge, japanned and bronze tips.

All water closets and wash basins are fitted up in black walnut.

All doors from corridors have semicircular heads, with head-lights. All interior doors otherwise located also have head-lights mostly hung on pivots.

The painting was done by C. H. BERRY, Esq.

The sash, glass, doors, blinds, and other panel work by G. H. GERARD, Esq.

The plumbing and gas fitting is of first-class, as follows: there are two lines of sewers, of eight-inch vitrified earthen drain, one from Joralemon street and one from Livingston street, which are carried through and under cellar bottoms to the lines of the various works. In the cellar is located the water closets and urinals for public use, six of each in number. All rain water conductors from roofs, of which there are eight, are connected with sewer. All iron soil and water pipes are five inches diameter, well painted before being placed in position, and then well secured.

The water supply is also taken from both streets, each through a 1½-inch galvanized iron supply, extra heavy, to the inside walls of building, thence on each partition wall, up to the fourth floor, on each side, for hose attachments for fire purposes, with heavy brass caps, globe valves, round-ways, and also up to and out on roof.

The tap from Livingston street supplies all the boilers and all the works on the east side of corridor: the main from Joralemon street supplying all the works, including fire services, west of corridor. The branch supply to all the works from the above

main lines is a one-inch pipe, as to the front and rear respectively, and then A A A half-inch and three-eighth-inch lines of lead pipe are run to the several works as required, to supply all wash basins, tanks and urinals.

In the basement are set plain iron enamelled-self acting hopper closets, with traps or combined and fly-up seats, the traps capped, with openings in same for cleaning out, and supplied through half-inch A A A lead supply pipe.

In each story above cellar are set, at convenient points, the American Defiance Carr's patent closets, forty in number, supplied from tanks over each. These are located, with few exceptions, under or adjoining light shafts built for the purpose; also the urinals. Each tank is furnished with valves, overflows, Fuller's patent ball-cocks, and strainers, complete, and all lined with four-pound sheet lead.

There is also furnished twenty Bedfordshire urinals, large size, with nickel plated shields, top and bottom, and supplied through half-inch A A A lead pipe and half-inch plated self closing Boston compression urinal cocks; furnished with Italian marble, two-inch beds, counter sunk: brass strainers and couplings; ogee molded Italian marble backs, four feet high; and half-inch Boston compression bibbs under urinals (brass) for drawing water. Urinals in basement for public use are of cast iron, enamelled, with backs, supplied through A A A lead, half-inch supply, running the whole length, and furnished with plain brass compression bibbs.

There are fifty-two wash basins throughout the building, all fourteen-inch Warfiter's ware, marble pattern, with patent overflows, secured to marble tops with brass basin clamps. The tops, backs and ends are of Italian marble, ogee molded edges. They are all supplied with cold water through three-eighth-inch A A A lead supply, and three-eighth inch plated Boston compression self-closing basin cocks, and furnished with plugs and chains, and trapped with S traps and screws.

Safes under all works lined with 4-lb sheet lead, properly wasted and trapped, and furnished with brass strainers.

HEATING AND VENTILATING.

There are two boilers of the following description: Horizontal tubular, four feet six inches diameter, and fourteen feet long, containing sixty-five lap-welded tubes, three inches diameter and fourteen feet long. Each boiler has six heavy cast iron lugs nine inches wide, and one and a quarter inches thick, and projecting twelve inches, three riveted on each side of each boiler. Under these lugs are placed one-inch iron plates, sixteen inches long, twelve inches wide, and between the lugs and plates are placed steel rollers, to allow for expansion and contraction. Each boiler has a man-hole in the top of the dome. The shells of the boilers are of the best quality C. H. No. 1 iron, 5-16th-inch thick, except the sheets over the fire, which are of the best quality of reheated fire box iron, same thickness. The heads are of the best quality flange iron, half-inch, reamed for connections and tubes.

The boilers are riveted, clipped, calked and braced in the best manner. All longitudinal seams are double riveted with $\frac{3}{4}$ -inch rivets, placed two inches from centres. Each sheet used in the construction of these boilers is clearly stamped, showing the grade of the iron and the maker's name. Each boiler was thoroughly tested by hydrostatic pressure, 150 lbs to the square inch, and certificates given by the proper authorities before they left the maker's shop.

Each is furnished with full section cast iron fronts, W. W. Tipper's patent grate bars, bearers, bars, back-stays, tie rods, anchors, anchor bolts, flame bolts, ash pit, back connection doors, cleaning out doors for front opening, from centre, and George Fox's patent wrought iron and feed water arch plates.

These boilers are set side by side in best North River brick and cement mortar: one outer wall twelve inches thick set two inches from partition wall of building, and the other one eighteen inches thick, with two inches air space. The division walls between the boilers are twenty-four inches thick.

Over each boiler is built a double arch for smoke flues, the cross section of which contains four hundred and fifty square inches at its narrowest part, and these are connected with vertical smoke flues by horizontal cast iron flue passing from the rear of the boilers across and underneath the floor of the corridors. The cross section of this flue contains nine hundred square inches. The side walls above the safing are twelve inches thick, extending as high as the arches, coped with 3x14-inch bluestone.

The furnace and bridge walls and back connections are lined with No. 1 Jersey firebrick. Each boiler is furnished with a 4-inch safety valve, brass steam gauge, 10-inch dial, and a water glass 18-inch, $\frac{3}{4}$ -inch gauge cocks, wood handle. Water gauges and cocks are finished in brass drums four inches internal diameter, metal $\frac{1}{2}$ -inch thick and twenty-eight inches long, with finished brass elbows and nipples where going through the boiler fronts. The drums are secured to the boilers at the top and bottom of the shell with the steam and water connection, one-inch internal diameter and globe valves. There is also an automatic fire regulator connected with the dampers to flues, with proper feed check and blow-off valves, each $1\frac{1}{2}$ -inch, and so arranged that either boiler can be used independently, or both together as desired.

The blow-off from the boilers is $1\frac{1}{2}$ -inch internal diameter, connected with the sewer at a point beyond all other connections. All is furnished with a full set of fire tools and thirty feet of $1\frac{1}{2}$ -inch four-ply hose (*rubber*) with brass nozzle and couplings complete. The boilers are connected by 6-inch internal diameter wrought iron pipes, on which are placed two 6-inch globe valves near each dome, so as to isolate either boiler that may be used to do all the heating. Valves are placed in all main supply and return pipes and return near the main horizontal pipes. All pipes are supported on hangers or rollers to allow for expansion and contraction, and 1-16th-inch to the foot fall or rise for drainage, and no pockets or traps where the water can remain. All the horizontal pipes in the cellar are covered with No. 1 hair felt and No. 1 canvas

duck. The rising pipes from first to second story are $1\frac{1}{4}$ -inch, and from second to third stories 1-inch, and where they run to the fourth story, they are continued $1\frac{1}{4}$ -inch to the third story floor. All return pipes are one size smaller than the supply pipes.

There is also furnished two McNeill steam return traps with connection fittings, for returning all condensed steam from every part of the building to the boilers.

There is also provided a hot well of cast and wrought iron, three feet deep and thirty inches diameter and covered and connected with steam trap so arranged with valves as to be under the control of the engineer.

For the purpose of feeding one or both of the boilers is set in boiler room on solid brick foundation a Davidson's steam pump, with all proper steam and exhaust pipes, valves, drips, and water connections.

The radiators are vertical, set principally at the windows, made to fit between jambs, having ornamental cast iron tops and bases, and of size and heating capacity required for each location, each having separate globe valves. Also an automatic air valve with pipe for discharged air and drip water. All valves are nickel plated and hard wood handles, and all radiators are bronzed in gold color. Coils are placed also in ventilating shafts of requisite capacity.

The floors of the halls, first story, are warmed by running four one-inch wrought iron pipes in each space between beams and connected at each end with wrought iron head pipes hanging one-inch below cellar ceiling—these pipes having been tested to a hydrostatic pressure of one hundred and sixty pounds.

Two coils are hung at the basement ceiling near the front entrance doors, with flues from same through corridor walls, with registers in same, and furnished with cold air boxes.

Fresh air is introduced into each room when desired by slightly raising the lower sash of the window, the incoming air being deflected upward by the means of a curved sill attached to the window frames.

There is constructed two ventilating flues running from ceilings of water closets in the northeasterly and northwesterly rooms front, of galvanized iron, and carried through to the roof and capped.

Ventilation is also provided by spaces left between the beams, or where this was found impracticable, by galvanized iron ducts, for the ventilation of water-closets.

The sky-lights over the light shafts, and over the private stairways are raised and enclosed partially by galvanized iron boxes.

OPINIONS OF DEPARTMENTS.

On the 15th of June, 1878, Alderman French addressed to the heads of the several Departments, occupying the Municipal Department Building, the following :

The undersigned, Chairman of the Committee on New Municipal Building, respectfully request your Honorable Board to furnish in writing your opinion of the adaptation of the portion of the said building set apart for the use of your Department, both as to yourselves and the public having business to transact with you.

Yours very truly,

JOHN FRENCH,

Chairman.

At the meeting of the Aldermen in charge, June 20, Alderman French presented the following replies to the foregoing :

DEPARTMENT OF CITY WORKS,
Commissioners' Office, Municipal Department Building. }
BROOKLYN, June 17, 1878. }

JOHN FRENCH, Esq.,

Chairman Committee on New Municipal Building:

DEAR SIR :

In answer to your favor of June 15, wherein you ask the opinion of the Commissioners of this Department respecting the adaptation of the portion of the New Municipal Building set apart for the use of this Department, both as to ourselves and the public having business with the Department, I have to say, on behalf of the Board, that they are well pleased, and have no reason to doubt but that the public also are.

Respectfully yours,

F. S. MASSEY,

President.

OFFICE OF THE CHIEF CLERK, Department of }
 POLICE and EXCISE, of the City of Brooklyn,
 BROOKLYN, June 18, 1878. }

HON. JOHN FRENCH,

Chairman Committee on New Municipal Building :

DEAR SIR :

I am directed by the Board of Police and Excise to acknowledge receipt of your communication of the 15th inst., requesting their opinion as to the adaptation of the portion of the new Municipal Building set apart for this Department. In reply thereto, I am instructed to state for your information that the Board are entirely satisfied with the apartments assigned for their use. With a few slight alterations the accommodations would be complete. It is with pleasure that the Commissioners avail themselves of the opportunity to congratulate the Building Committee, the Honorable the Common Council, and the people of the city of Brooklyn, upon the completion of such a magnificent, convenient and commodious building.

The Commissioners also desire to add, that after a careful examination of the entire structure they are gratified, as you certainly must be, that such an elegant edifice was erected and completed at a cost within the limits of the very moderate sum appropriated. I have the honor to be

Very respectfully yours,

SAMUEL RICHARDS,

Chief Clerk.

BOARD OF ASSESSORS,
 Room No. 20, Municipal Department Building, }
 BROOKLYN, June 20, 1878. }

HON. JOHN FRENCH,

Chairman of the Committee on New Municipal Department Building.

DEAR SIR :

I think it fitting that at this time, when you are surrendering your trust, I should say to you and the Honorable Committee,

that the rooms that have been assigned to the Department of Assessment prove admirably adapted to their appointed use, whether considered with reference to the public having business here or to those who are employed in the Department. The large room is spacious, well lighted and warmed, and affords ample yet not excessive accommodations for the transactions of the office, while the smaller rooms provide every additional convenience that is needed, particularly the room for the meetings of the Board of Assessors, which very well supplies a want that was illy provided for in the apartments heretofore used in the City Hall.

Very respectfully yours,

JOHN TRUSLOW,
Pres't of the Board of Assessors.

DEPARTMENT OF COLLECTION,
Rooms 2, 4, 6, 8 and 10 Municipal Building, }
BROOKLYN, June 19, 1878. }

Hon. JOHN FRENCH,

Chairman Committee on New Municipal Building.

DEAR SIR :

Yours of the 15th inst., asking for my opinion concerning the adaptation of the present offices of this Department to the public convenience and to the requirements of the employés of the Department, is before me.

In response thereto, I am happy to be able to say to you that in my opinion all reasonable requirements are fully met by our present accommodations. Our quarters are sufficiently large, are well lighted and ventilated, and the three Tax Departments so compactly located as to be all the general public can reasonably demand until the age of reason shall prevail, and the tax-payers of Brooklyn be allowed to settle all their indebtedness to the city in one Department.

Very respectfully yours,

JAMES TANNER,

Collector Taxes and Assessments.

DEPARTMENT OF HEALTH,
Office of the Board of Health, Municipal Dept. Building, }
BROOKLYN, June 20, 1878. }

HON. JOHN FRENCH,

Chairman Committee on New Municipal Building.

DEAR SIR:

Your note, inquiring how the Board of Health and the public are accommodated by the offices assigned the Department in the new building, has been referred to me for reply.

It is impossible for me to make other answer than this; our rooms are admirably arranged and adapted to our wants; they are commodious, well lighted and well ventilated. We do not see how they could well be more convenient either for the uses of the Department and its employés or the accommodation of the public having business therewith.

On behalf of the Board of Health allow me to heartily thank your Committee and the Common Council for the kindness extended and disposition manifested toward this Department.

I am very truly yours,

JAMES CRANE, M. D.

President

DEPARTMENT OF ARREARS, }
Municipal Department Building, }
BROOKLYN, June 18, 1878. }

JOHN FRENCH, Esq.,

Chairman, Committee on New Municipal Building :

DEAR SIR:

Your letter of the 15th instant, requesting my opinion respecting the portion of the Municipal Building set apart for use of this Department is duly received.

In reply, I would say that the rooms assigned to this Department give entire satisfaction so far as I can judge. There is ample space for all present purposes, and the same is properly arranged and furnished with a view to the convenience of the

employés, searchers and others having business here, and for the accommodation of the public.

Very respectfully,

RUFUS L. SCOTT,

Registrar of Arrears.

| | |
|--|---|
| DEPARTMENT OF CITY WORKS, | } |
| NASSAU WATER DEPARTMENT, | |
| Bureau of Water Rates, Registrar's Office, | |
| BROOKLYN, June 18, 1878. | |

Ald. JOHN FRENCH,

Chairman Committee on New Municipal Building :

DEAR SIR :

In response to the request contained in your note of the 15th inst., I have to inform you that the room assigned to this Bureau for the transaction of its business is well adapted to the purposes, being large, airy, and well lighted, and the ventilation good. I have heard no complaint from either the public or employés.

Very respectfully, your obedient servant,

CHAS. A. McLAUGHLIN,

Registrar of Water Rates.

OPENING DAY.

It was the desire of the Aldermen in charge to have a day set apart for an opening of the building to the inspection of the public, with dedicatory ceremonies, before its occupation by the Departments. This was not easy of accomplishment, inasmuch as the fitting up of the offices—which was begun before the contractors were entirely through with their labors—left no period at which the respective rooms were in a presentable condition. The necessity for occupation by May 1 also interfered, and there was therefore no formal dedication of the building. On the 20th of June, 1878, the work being completed, the rooms fitted up, the signs placed in position, and the Departments in full occupation, the public were, pursuant to announcement, invited to inspect the building. The rooms were all thrown open to visitors from 9 A. M. to 9 P. M., and a large number of citizens availed themselves of the opportunity of examining them in detail. This opening, occurring several weeks after the building had been in use by the public, did not attract that interest that would probably have attached to it at an earlier day; but the commendations of those who expressed themselves on that occasion were very gratifying.

The authority conferred by the Common Council to permit the occupancy of the building had been exercised, and all the Departments, by permission of the Aldermen in charge, given verbally from time to time by the Chairman under their direction, were in full occupation.

On the 4th of March the Common Council appointed STEPHEN H. POWELL, keeper, and CHAS. C. CONRADY, assistant keeper of the Municipal Building; also, two engineers and a watchman. Subsequent proceedings of the Common Council, as well as the

terms of the charter of the city, caused a doubt to be cast upon the legality of these appointments. The appointees, however, continue to render service, though at this time no payments have been made on account thereof.

The Aldermen in charge held a meeting at 12:30 P. M. on the 20th of June, and resolved to ask of the Common Council to be discharged from the further consideration of the subject of the new building, and that no formal dedication ceremonies be had.

AN ACCIDENT.

At about 9:35 A. M. on Monday, the 24th of June, the people in and around the Municipal Building, were startled by the shock of a tremendous explosion, which shook not only the building, but the City Hall, Court House, and other adjacent structures. The cause of the concussion was the explosion of gas in the vault connected with the Tax Collector's bill room, marked on the diagram of the first story as "*Room No. 5, Cash Book Room.*" The result of the explosion was the complete demolition of the western and southern walls of the vault, the destruction of a portion of the wall partition between the vault and the clerks' desks, as well as several desks and chairs. Nearly every pane of glass in the large bill room was broken, and closed doors were wrenched from their fastenings and torn in pieces. The effect of the explosion was also apparent in all the rooms adjoining the air shaft, which was directly over the vault. In the Assessors' room, marked "*Room No. 25,*" on second story, the sash and glass in the air shaft were blown into and across the room, many persons narrowly escaping injury. In the upper stories the damage was slight, though the shock was so severe as to break glass ballot boxes stored on the top floor.

The cause of the disaster, so far as has been ascertained at the publication of this report, is as follows: A man in the employ of the contractor for the gas fixtures in the building, while making some alterations on the third floor, on the Saturday previous, had turned off the gas at the meter, during the afternoon of that day, turning it on again as he closed his labors about 5 P. M. At the time of thus turning off the gas at the meter, it was burning in the vault. When it was turned on, the vault had been closed for the day, and the office vacated. The gas thus continued to escape through the burners, until the hours of opening on Monday morning, when HAMILTON REEVE, Jr., in charge of the bill room, opened the vault, and entered the same with a lighted cigar in his mouth. He detected no unusual odor, nor did other clerks who passed in and out of the vault during the morning.

At the hour mentioned, OLIVER S. VINCENT, a searcher in the employ of A. S. WHEELER, a dealer in real estate, made application to be allowed to examine a book in the vault. Permission was granted by Mr. THOMAS D. MOSSCROP, Deputy Collector, who instructed WM. F. CODE, stamp clerk in the tax office, to accompany Mr. VINCENT to the vault, that being the custom.

As Mr. CODE entered the vault, Mr. VINCENT following him, and probably at the entrance, Mr. CODE lighted a match for the purpose of lighting the gas. Instantly there was a terrific explosion. Mr. VINCENT was blown against and through the walnut partition and across the room, his head striking the wall opposite, about thirty feet from the vault door, nearly every particle of clothing being torn from his body, which was severely burned. Immediately after the flash of the explosion the walls of the vault bulged out and fell, burying Mr. CODE in the ruins. Other occupants of the room were blown down, stunned, and some of them slightly in-

jured by the flying furniture, which was scattered throughout the room. An alarm of fire was raised, but the few burning papers were speedily extinguished. As soon as possible CONE was extricated from the heap of brick, and found to be seriously injured, though alive, and likely to recover. VINCENT was insensible, and for a time appeared to be dead. Vitality remaining, he was removed to St. Peter's Hospital, where he died during the night. Many of the clerks had narrow escapes from death or serious injury.

The damage to the building was purely local, though the violence of the shock was so great as to alarm every person in the entire building and for a large area around the scene of the disaster. The integrity of the structure was not disturbed. Beyond a cracking of a few of the fireproof partitions in immediate vicinity of the air shafts the walls remained perfectly firm. Had they been otherwise than of the best material, properly constructed, the damage to life and property would have been severe.

His Honor Mayor JAMES HOWELL and Collector JAMES TANNER were promptly on the spot, and ordered every relief that could be afforded the sufferers. The Mayor directed the Board of City Works to promptly proceed to repair the damage and rebuild the vault. In a half an hour from the explosion laborers were busily at work removing the *débris*, and the employés of JOHN FALLON, carpenter; W. & T. LAMB, Jr., mason, and WM. SCHWARTZWELDER, furniture, were, in a brief space of time, reconstructing the damaged portions.

ACCEPTANCE.

In pursuance of the determination before mentioned, Ald. FRENCH, on the 24th of June, 1878, presented the following to the Common Council. The resolution attached thereto was unanimously adopted, and was approved by the Mayor on the 26th of June.

To the Honorable the Common Council :

GENTLEMEN :

The Aldermen in charge of construction of the Municipal Department Building, respectfully submit that they have performed the duty assigned them in the manner fully set forth in the report herewith presented, and ask the adoption of the following :

Resolved, That the Common Council hereby accepts the Municipal Department Building from the Aldermen in charge of construction, and that said Aldermen are hereby discharged from the further consideration of the subject.

| | |
|-------------------|--|
| JOHN FRENCH, | } <i>Aldermen in Charge</i> <i>of</i> <i>Construction.</i> |
| F. B. FISHER, | |
| GEO. W. WILLIAMS, | |
| JOHN DREYER, | |
| DANIEL O'REILLY. | |

BROOKLYN, June 24, 1878.

In connection with the foregoing, Ald. JAMES T. EASTON offered the following, which was unanimously adopted :

Resolved, That the thanks of this Common Council be and the same are hereby tendered to the Special Committee on Construction of New Municipal Building for the able and conscientious manner in which they have performed their very arduous and delicate duties.



[The page contains dense handwritten text in a cursive script, likely from a manuscript. The ink is dark and the paper shows signs of age and wear.]